

APN# 1220-24-811-004

Recording Requested by:

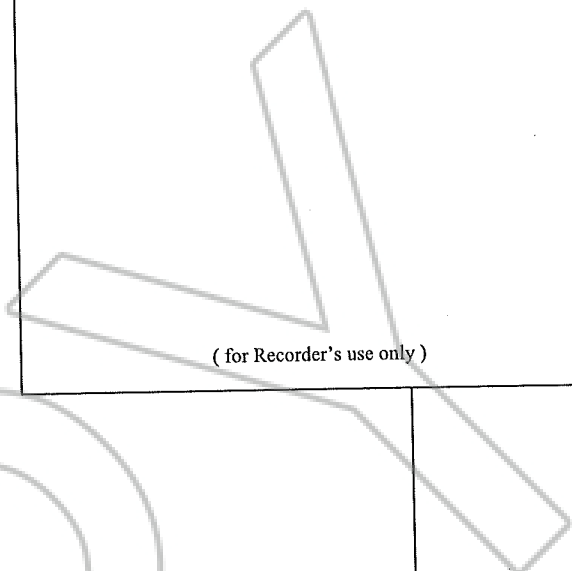
Name: Law Office of Judith A. Otto
Address: 3748 Lakeside Drive, #102
City/State/Zip: Reno, NV 89509

When Recorded Mail to:

Name: Michael B. Griffing
Address: 1630 SW Walking Wood
City/State/Zip: Depoe Bay, R 97342

Mail Tax Statement to:

Name: Michael B. Griffing
Address: 1630 SW Walking Wood
City/State/Zip: Depoe Bay, OR 97342



(for Recorder's use only)

Order Setting Aside Estate Without Administration for
ROSEANN M. GRIFFING

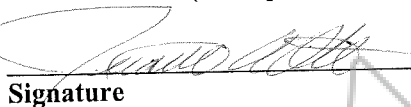
(Title of Document)

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:
_____ (State specific law)


Signature

**Attorney
Title**

Judith A. Otto
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

RECEIVED

JUL 21 2021

Douglas County
District Court Clerk

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF DOUGLAS

2021-08-03 PG 2: 24

DOUGLAS COUNTY

In the Matter of the Estate of
ROSEANN M. GRIFFING,
Deceased.

Case No.: 2021-08-00012

Dept. No.: PR J

ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION
ORDER GRANTING ATTORNEY FEES AND COSTS

The Petition of MICHAEL B. GRIFFING to set aside the Estate of ROSEANN M. GRIFFING, Deceased, without administration, having this date, August 3, 2021, come for hearing before the undersigned, it appearing to the Court that the Decedent died testate in Palmdale, Los Angeles County, California on May 9, 2020; that notice of the hearing on the Petition was duly given; that the Decedent at the time of her death left an estate in Douglas County, Nevada, and was then a resident of Palmdale, Los Angeles County, California, and there being no objection, and good cause appearing, it appearing to the Court that:

1. ROSEANN M. GRIFFING died testate on May 9, 2020, in Palmdale, Los Angeles County, California;
2. That Decedent left an interest in real property subject to administration in Douglas County, Nevada, as follows:
 - a. A Promissory Note Secured by a Deed of Trust, Document No. 0658526 Official Records, Douglas County Nevada. Said Deed of Trust secures said Promissory Note on that real property commonly known as 627 Thorobred Avenue, Gardnerville, Nevada

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more specifically;

all that real property situate in the County of Douglas, State of Nevada, described as follows:

Lit 1 in Block A as set forth on the map of Thompson Acres Unit #2, filed for record in the office of the County Recorder of Douglas County, Nevada on March 22, 1978 in Book 378, Page 1424 as Document No. 18827.

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The Promissory Note dated October 13, 2005 has a face value of ONE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$120,000.00). At the date of the Decedents' passing, May 9, 2020, this Promissory Note had a balance of ZERO AND NO/100 DOLLARS (\$0.00) the balance having been paid. The purpose of the instant action is to reconvey the property secured by the Promissory Note and Deed of Trust to the Maker, GINGER L. JOHNSON.

3. That the total value of the estate of ROSEANN M. GRIFFING at the time of her death is less than \$100,000, as stated in the Petition of MICHAEL B. GRIFFING.

4. That the Petitioner, MICHAEL B. GRIFFING, is the appointed executor pursuant to the terms of the Decedent's Will and Trustee of the Griffing Living Trust and that the Griffing Living Trust is the only heir at law to this estate.

5. The Estate retained the services of The Law Offices of Judith A. Otto, Ltd. to further this estate litigation; The Law Offices of Judith A. Otto, Ltd. is seeking attorney fees in the amount of \$2,299.50 and costs which included:

Ninth Judicial District Court, filing fee:	\$299.50
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1 Attorney hours, 8 hours at \$250.00 per hour \$2,000.00

2 8. That that certain Promissory Note dated October 13, 2005 made by GINGER L. JOHNSON
3 has a balance of ZERO AND NO/100 DOLLARS (\$0.00).

4
5 9. That all of the heirs-at-law, next-of-kin, devisees, legatees of the Decedent, as well as the
6 State of Nevada Medicaid Estate Recovery Unit were timely notified of this proceeding.

7 10. That since the net value of this estate does not exceed \$100,000.00, and good cause having
8 been shown, and in compliance with NRS 146.070, Decedent's estate consisting of the
9 aforementioned property, must not be administered.

10
11 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** that the property
12 of the Decedent, described as a Promissory Note Secured by a Deed of Trust, Document No.
13 0658526 Official Records, Douglas County Nevada is set aside without administration,
14 pursuant to NRS 146.070; and that the Griffing Living Trust, is the sole heir to this Estate, all
15 assets be and hereby are set aside to the Griffing Living Trust pursuant to the Decedent's
16 Last Will and Testament, subject to the responsibility of the heirs to pay the following debts:

17
18 (1) Payment of attorney fees and costs to The Law Offices of Judith A. Otto, Ltd. in
19 the amount of TWO THOUSAND TWO HUNDRED NINETY-NINE AND 50/100
20 DOLLARS (\$2,299.50).
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23 **IT IS SO ORDERED.**

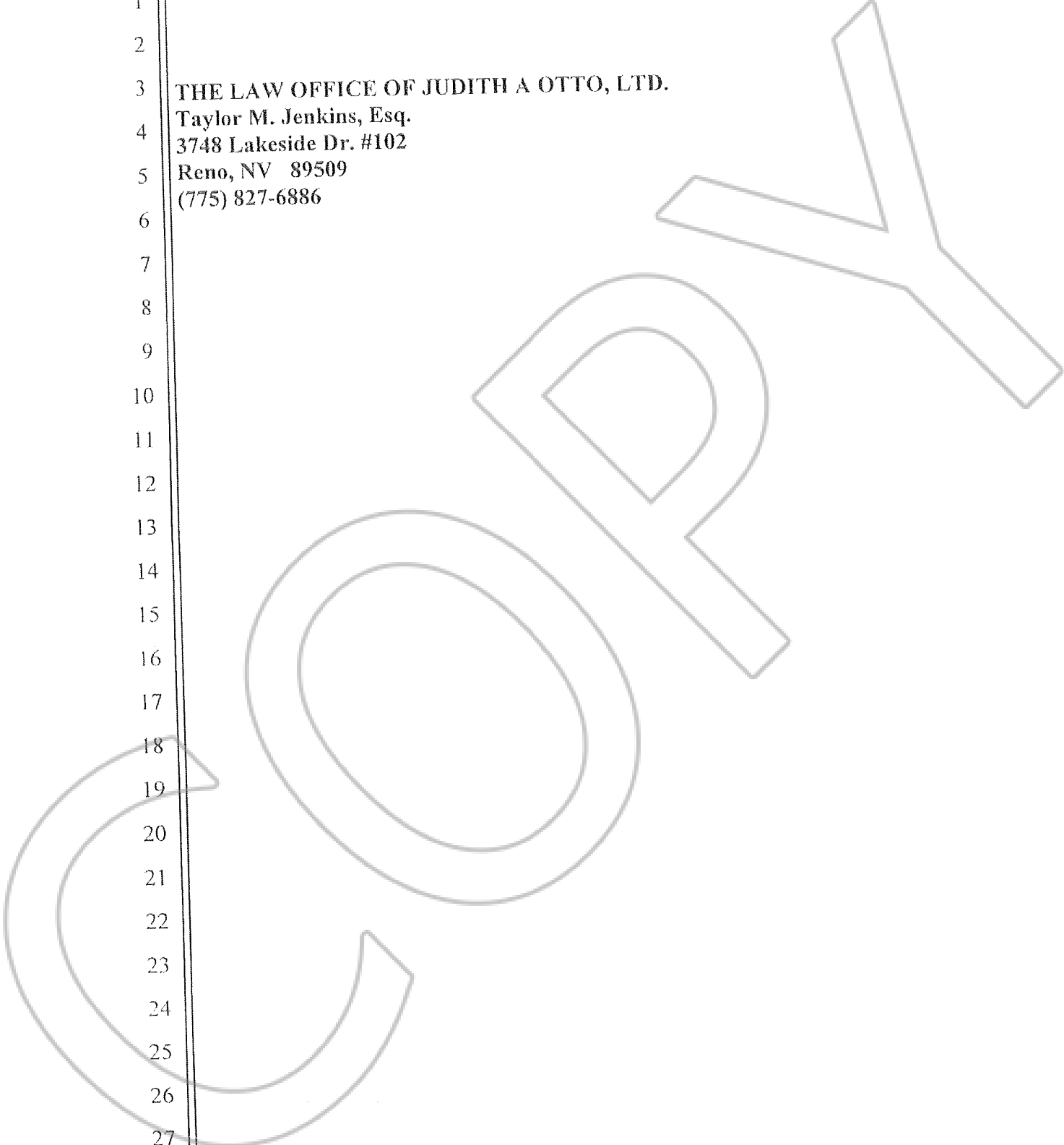
24 DATED this 3 day of August, 2021.

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28 **DISTRICT JUDGE**

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Submitted by:

THE LAW OFFICE OF JUDITH A OTTO, LTD.
Taylor M. Jenkins, Esq.
3748 Lakeside Dr. #102
Reno, NV 89509
(775) 827-6886



COPY

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE 1/14/2022
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada in and for the County of Douglas,
By *AW* Deputy