

Assessor's Parcel Number: 1022-16-002-032

Recording Requested By:

Name: Donna Negrete

Address: 2685 Buckboard Court

City/State/Zip Minden, NV 89423

DOUGLAS COUNTY, NV

**2022-980245**

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\$40.00

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FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

Order Setting Aside Estate Without Administration

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

*This cover page must be typed or legibly hand printed.*

ADLER & VILLANUEVA, LLC, 204 N. Minnesota Street, Suite A, Carson City, Nevada 89703

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State Bar #13608  
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Attorneys for the Estate

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Douglas County  
District Court Clerk

WILLIAMS

A. PONCE DEPUTY

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
IN AND FOR THE COUNTY OF DOUGLAS

In the Matter of the Estate of

CASE NO: 21 PB 00149

BEVERLY ANN CAMPODONICA,  
deceased.

DEPT. NO.: II

ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION  
PURSUANT TO NRS 146.070

This matter came regularly for hearing on November 15, 2021, upon a Petition by DIONNA NEGRETE, to set aside the Estate of BEVERLY ANN CAMPODONICA without administration pursuant to N.R.S. 146.070.

The Court finds the following:

That BEVERLY ANN CAMPODONICA died on or about the 8<sup>th</sup> day December, 2020, in Carson City, Nevada; and

Decedent, at the time of her death was a resident of Wellington, County of Douglas, State of Nevada, and her estate consists of 50% ownership in real property located in Douglas County, State of Nevada with a net value of \$90,000. The character and description of the real property is commonly known as 1530 Flint Road, Wellington, Nevada, a Deed Upon Death dated May 22, 2019

1 and recorded on May 24, 2019 conveyed her 50% ownership to her daughters DIONNA NEGRETE  
2 and DARA FORT, and more particularly described as follows:

3 Lot 26, in BLOCK K, as shown on the map entitled TOPAZ RANCH ESTATES,  
4 UNIT NO. 4, filed for record November 16, 1970, in the Office of the County  
5 Recorder of Douglas County, Nevada, as Document No. 50212. APN 1022-16-002-  
032.

6 That there is money owed by the estate on secured debts. A mortgage held by PHH  
7 Mortgage, with an estimated balance of \$69,705.00, for which the estate is responsible for half.  
8 There are repair expenses to be made on the real property in the estimated amount of \$3,000.00, to  
9 which the estate is responsible for half.  
10

11 Notice to Creditors was duly published on August 5, 2021, as required by NRS 111.689(3)  
12 as amended through AB414. On October 22, 2021 the HMS Recovery Unit of the Department of  
13 Human Resources Notice of Creditor was mailed. The HMS Recovery Unit of the Department of  
14 Human Resources has not file a claim against the Estate.  
15

16 That the heirs, DIONNA NEGRETE and DARA FORT, waive the time for notice due to a  
17 settlement agreement made between them and the heirs of DONALD CAMPODONICA, deceased,  
18 his estate was probated before this court as case number 2021-PB-00065. The heirs from both  
19 decedents agreed to sell the real property.  
20

21 That DIONNA NEGRETE is a fit person to administer the estate, and that there is no other  
22 person to administer the estate.

23 That no bond be required of DIONNA NEGRETE to serve as the estate's representative.  
24

25 THEREFORE IT IS ORDERED, ADJUDGED, AND DECREED:

- 26 1. That the statutory time for all notices of hearing(s) are waived.  
27 2. That DIONNA NEGRETE and DARA FORT are authorized to sell and transfer by  
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ADLER & VILLANUEVA, LLC, 204 N. Minnesota Street, Suite A, Carson City, Nevada 89703

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deed the real property located at 1530 Flint Road, Wellington, Nevada, and more particularly described as follows:

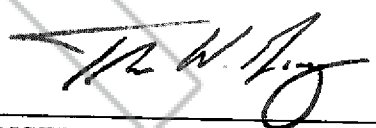
Lot 26, in BLOCK K, as shown on the map entitled TOPAZ RANCH ESTATES, UNIT NO. 4, filed for record November 16, 1970, in the Office of the County Recorder of Douglas County, Nevada, as Document No. 50212. APN 1022-16-002-032.

and that the title company is instructed to distribute the total funds from the sale of the real property to Adler & Villanueva, LLC, attorney's client trust account for distribution in accordance with the Settlement Agreement as well as NRS 134.150.


3. That DIONNA NEGRETE is authorized to pay SILVIA U. VILLANUEVA, ESQ. of Adler & Villanueva, LLC a reasonable attorney's fee of \$300.00 plus costs incurred.

4. That the Estate shall not be further administered.

DATED this 15<sup>th</sup> day of November, 2021.

  
DISTRICT COURT JUDGE


Submitted by:

  
Silvia U. Villanueva, Esq.  
ADLER & VILLANUEVA, LLC  
204 N. Minnesota Street, Suite A  
Carson City, NV 89703

**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 11/15/2021  
BOBBIE R. WILLIAMS Clerk of Court  
of the State of Nevada, in and for the County of Douglas,

3 By  Deputy