

APN# 1420-34-303-002



KAREN ELLISON, RECORDER

Recording Requested by/Mail to:

Name: FIRST AMERICAN TITLE

Address: 1663 US HWY 395 N STE 101

City/State/Zip: MINDEN NV 89423

Mail Tax Statements to:

Name: The Estate of Nicholas P. Cane

Address: 18510 Doty Ave

City/State/Zip: Torrance CA 90504

ORDER

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

\_\_\_ Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

\_\_\_ Judgment – NRS 17.150(4)

\_\_\_ Military Discharge – NRS 419.020(2)

Signature

EMILY TOBIAS

Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**EXHIBIT 'A'**

**A PARCEL OF LAND BEING A PORTION OF LOT 1 OF THE ORIGINAL ARTEMESIA SUBDIVISION IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M., IN DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL FROM WHICH THE SOUTH 1/4 CORNER OF SAID SECTION 34 BEARS SOUTH 8° 13' 03" EAST, 2312.29 FEET; THENCE SOUTH 89° 59' WEST, 302.50 FEET TO STEWART AVENUE; THENCE NORTH 0° 03' EAST, 160.63 FEET ALONG STEWART AVENUE; THENCE NORTH 89° 59' EAST 302.50 FEET; THENCE SOUTH 0° 03' WEST, 160.63 FEET TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 30, 2000, IN BOOK 800, PAGE 5498, AS INSTRUMENT NO. 0498552.**

MINDEN LAWYERS, LLC  
POST OFFICE BOX 2860  
MINDEN, NEVADA 89423  
(775) 782-7171

1 Case No. 2021-PB-00128

2 Dept. I

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SEP - 9 2021

Douglas County  
District Court Clerk

2021 OCT 19 PM 2:12

DEPUTY CLERK

BY: [Signature] DEPUTY

3  
4  
5 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
6 IN AND FOR THE COUNTY OF DOUGLAS

7 In the Matter of the Estate of

8  
9 NICHOLAS P. CANE,  
10 Deceased.

ORDER

11  
12 THIS MATTER came before this Court this 19 day of October 2021 upon the Verified  
13 Petition for Probate; General Administration; Appointment of Personal Representative; and  
14 Issuance of Letters of Testamentary.

15 GOOD CAUSE APPEARING, the Court hereby finds as follows:

- 16 1. Notice of hearing has been duly given as required by law.
- 17 2. Nicholas P. Cane ("Decedent") was a resident of Douglas County, Nevada, at the  
18 time of his death having died while staying with his daughter in Torrance, California on June 15,  
19 2021.
- 20 3. The Decedent left a Will dated June 20, 2017, the original of which was lodged with  
21 the clerk of this court on August 23, 2021.
- 22 4. The Decedent was survived by four adult children, namely: Betty Dunn, Candy  
23 Norris, Tony Cane and Tina Williams; and three step-children, namely: Dennis M. Standley, Denise  
24 Smith and Kimberly Ennis.
- 25 5. At the time of death, Decedent owned real and personal property, the total value of  
26 which is more than \$300,000.00.

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1           6.       The estate includes real property which had been subject of a deed upon death. All  
2 grantees of that deed have disclaimed their interests and have requested that said property be  
3 dispersed through probate.

4           7.       Petitioner is the nominated Personal Representative of the Decedent and has  
5 petitioned this Court to serve as Personal Representative of his estate without bond.

6           8.       Petitioner has not been convicted of a felony and is qualified and able to act as  
7 Personal Representative and shall be appointed as the Personal Representative of the estate of  
8 Nicholas Cane in these proceedings.

9           **ACCORDINGLY, IT IS ORDERED:**

10          1.       The court hereby appoints Petitioner Betty Dunn as Personal Representative of the  
11 Estate and with Full Authority to Administer the estate pursuant to the Independent Administration  
12 of Estates Act, NRS 143.300 through 143.815, inclusive.

13          2.       The clerk of the court is authorized and directed to issue letters testamentary to  
14 Petitioner Betty Dunn as Personal Representative of the estate of Nicholas Cane upon her taking the  
15 oath required by law, who shall serve without bond.

16          3.       The estimated value of Decedent's estate subject to probate administration in the  
17 State of Nevada is more than Three Hundred Thousand Dollars (\$300,000.00). Decedent's estate is  
18 hereby admitted to probate for general administration pursuant to NRS Chapter 136.

19          4.       The Personal Representative shall, within sixty days, file with this Court an inventory  
20 and appraisal as required by law and shall in all other respects administer this estate.

21          5.       The deed upon death, recorded as document number 2017-894718 in the County of  
22 Douglas, State of Nevada on February 14, 2017 is hereby deemed void.

23           Dated this 19 day of October 2021.

  
DISTRICT COURT JUDGE

24 Submitted by:

25 MINDEN LAWYERS, LLC  
26 Charles Zumpft, Esq.  
27 P.O. Box 2860  
28 Minden, Nevada 89423  
Telephone: 775-782-7171

**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 03/16/2022  
BOBBIE R. WILLIAMS Clerk of Court  
of the State of Nevada, in and for the County of Douglas,

2 By  Deputy