

APN# 1320-30-110-015

Recording Requested by/Mail to:

Name: Gerald S. Rousseau, III

Address: 727 Bluerock Road

City/State/Zip: Gardnerville, Nevada 89460-8343

Mail Tax Statements to:

Name: Gerald S. Rousseau, III

Address: 727 Bluerock Road

City/State/Zip: Gardnerville, Nevada 89460-8343

AMENDED ORDER GRANTING PETITION TO SET ASIDE ESTATE
WITHOUT ADMINISTRATION

Title of Document (required)

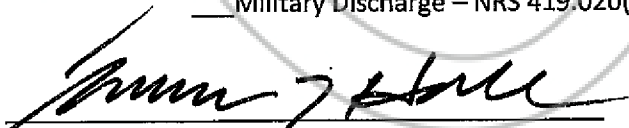
------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
contains 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

THOMAS J. HALL, ESQ.

Printed Name

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

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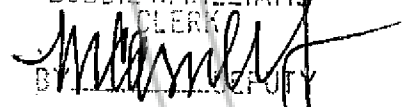
MAY - 3 2022

Douglas County
District Court Clerk

FILED

2022 MAY - 6 PM 4:36

BOBBIE R. WILLIAMS
CLERK



**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
ELRETA LUCILLE ROUSSEAU,
AKA EL RETA LUCILLE CASEY,
AKA RETA ROUSSEAU and
AKA ELRITA ROUSSEAU,

Case No. 2022-PB-00020
Dept. No. PR I

Deceased.

**AMENDED ORDER GRANTING PETITION TO
SET ASIDE ESTATE WITHOUT ADMINISTRATION**

On April 25, 2022, this Court entered its Order Granting Motion to Change Caption and to Amend Pleadings, and to Amend Order Granting Petition to Set Aside Estate Without Administration, to Amend the Court and Cause Caption to include various iterations of the Deceased's name.

Further, the Court directed that the previous Order Granting the Petition to Set Aside Estate be amended and such Amended Order appears in full below.

The Verified Petition to Set Aside Estate Without Administration came for hearing on March 15, 2022. No person appeared to contest the Petition. Upon proof duly made to the satisfaction of the Court, the Court now finds as follows:

1. All notices of the hearing have been duly given as required by law.

1
2 2. ELRETA LUCILLE ROUSSEAU, Deceased (hereafter referred to as
3 the "Decedent"), died on February 21, 2017, in the City of Carson City, County
4 of Carson City, State of Nevada, and at the time of death, Decedent was a
5 resident of Minden, Nevada.

6 3. The Decedent left an estate in the State of Nevada subject to probate
7 administration.

8 4. At the time of death, the Decedent was a resident of the County of
9 Douglas, State of Nevada.

10 5. The Decedent left no spouse, however, the Decedent left one child at
11 the time of death.

12 6. The Decedent's child, GERALD SHANNON ROUSSEAU, JR., died on
13 October 15, 2021.

14 7. Pursuant to NRS 134.090, the entire estate of the Decedent shall
15 pass to her grandson, GERALD S. ROUSSEAU, III.

16 8. The names, ages and addresses of the Decedent's heirs, next of kin
17 or beneficiaries and their relationship to the Decedent as are known to Petitioner
18 are as follows:
19
20

21

<u>NAME</u>	<u>AGE</u>	<u>RELATIONSHIP</u>
Gerald S. Rousseau, III 727 Bluerock Road Gardnerville, Nevada 89460-8343	Over 18	Grandson

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1
2 9. The specific description and the estimated value of the real property
3 of the Decedent which is otherwise subject to probate administration is an
4 undivided one-half (1/2) interest in the following real property:

5 All that certain real property situated in the County of Douglas,
6 State of Nevada, described as follows:

7 Lot 16, Block A, as set forth on the Map of WESTWOOD PARK
8 UNIT NO. IV, PHASE B, filed for record in the office of the County
9 Recorder of Douglas County, State of Nevada, on June 1, 1994, in
10 Book 694, at Page 27, as Document 338620.

11 Together with an undivided 1/21st interest in and to the Common
12 Area lying within the interior lines as set forth on the Map of
13 WESTWOOD PARK UNIT NO. IV, PHASE B, filed for record in the
14 office of the County Recorder of Douglas County, State of Nevada,
15 on June 1, 1994, in Book 694, at Page 27, as Document 338620.

16 Excepting therefrom that portion of said land granted to Westwood
17 Park Homeowner's Association shown in Documents 477672
18 through 477692. Together with all that certain real property
19 granted to the Westwood Park Homeowners Association in Grand,
20 Bargain and Sale Deed recorded on April 11, 2000, in Book 400, at
21 Page 1715, as Document 489707, Official Records, Douglas
22 County, Nevada.

23 APN 1320-30-110-015

24 10. The net assessed value of the Decedent's Real Property is
25 \$64,572.00, with one-half (1/2) undivided interest being \$32,286.00.

26 11. At the date of the Decedent's death, there were no liens or
27 mortgages of record.

28 12. Petitioner is informed and believes, and on that basis alleges, that
all debts of the Decedent and the Decedent's estate have been paid in full.

Pursuant to NRS 134.090, the Petitioner is authorized to pay all liabilities of the
Decedent and the Decedent's estate. Petitioner agrees to pay, or has paid, from

1 Decedent's estate all liabilities of the Decedent and the Decedent's estate, if any,
2 that may be subsequently discovered or incurred.

3
4 IT IS HEREBY ORDERED:

5 1. That the entire estate of the Decedent shall pass to her grandson,
6 GERALD S. ROUSSEAU, III, pursuant to NRS 134.090, nunc pro tunc.

7
8 2. That the estate be entitled to be set aside without administration as
9 provided by NRS 146.070.8, dispensing with all regular proceedings and
10 notices, except for the notices required by NRS 144.010, NRS 145.060, NRS
11 145.070 and NRS 145.075.

12 DATED this 6 day of May, 2022.

13
14
15
16 It is so ordered:

17 
DISTRICT COURT JUDGE

18
19 SUBMITTED BY:

20
21 

22 Thomas J. Hall, Esq.
23 Nevada State Bar No. 675
24 305 South Arlington Avenue
25 Post Office Box 3948
26 Reno, Nevada 89505
27 Telephone: 775-348-7011
28 Facsimile: 775-348-7211

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 5-13-22

BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By  Deputy

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-30-110-015
 b. _____
 c. _____
 d. _____

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 226,623
 b. Deed in Lieu of Foreclosure Only (value of property) (-0-)
 c. Transfer Tax Value: \$ -0-
 d. Real Property Transfer Tax Due \$ -0-

- 4. If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Order by Probate Judge recognizing true ownership.

5. Partial Interest: Percentage being transferred: 100 %
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: *Thomas J. Hall* Capacity Attorney
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Elveta Lucille Rousseau
 Address: 1788 Mahogany Circle
 City: Minden
 State: Nevada Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Gerald S. Rousseau, III
 Address: 727 Bluerock Road
 City: Gardnerville
 State: Nevada Zip: 89460-8343

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Thomas J. Hall, Esq. Escrow #: _____
 Address: Post Office Box 3948
 City: Reno State: NV Zip: 89505