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APN# 1220-04-112-045

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

TITLE OF DOCUMENT
(DO NOT Abbreviate)

Order to Set Aside Estate Without Administration

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

RECORDING REQUESTED BY:

Taylor L. Waite, Esq.

RETURN TO: Name Taylor L. Waite c/o CCLG

Address 1671 W. Horizon Ridge Pkwy., Ste. 200

City/State/Zip Henderson, NV 89012

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name William Joseph Gyorgy, Sr.

Address 1271 Kingslane Ct.

City/State/Zip Gardnerville, NV 89410

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

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Douglas County
District Court Clerk

FILED

2023 OCT 10 PM 2:35

BOBBIE R. WILLIAMS
CLERK

C. WALKER
DEPUTY

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4 Henderson, Nevada 89012
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8 Attorneys for the Petitioner

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10
11 **IN THE NINTH JUDICIAL DISTRICT COURT**
12 **DOUGLAS COUNTY, NEVADA**

13 In the Matter of the Estate of
14
15 SHIRLEY ANN GYORGY,
16
17 Deceased.

CASE NO.: 2023-PB-00106
DEPT NO.: I

18 **ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION**

19 Date of hearing: October 10, 2023
20 Time of hearing: 1:30 p.m.

21 Rebecca Gyorgy has filed a *Petition to Set Aside Estate Without Administration*. The time
22 for the hearing on the Petition was set for October 10, 2023 at 1:30 p.m. and notice of the hearing
23 has been duly given as required by law. The Court having heard the evidence finds that the facts
24 alleged in the Petition are true and correct and that the Petition ought to be granted.

25 IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED BY THE COURT as
26 follows:

- 27 A. Proper notice has been given according to law.
- 28 B. At least 30 days have elapsed since the date of death of Shirley Ann Gyorgy on
May 12, 2017 in El Dorado County, California, being a resident of El Dorado County, California.
- C. Decedent owned real property in Douglas County, State of Nevada.
- D. Decedent died intestate.
- E. The value of Decedent's Estate is less than \$100,000.00 and no creditor claims
have been filed, thus the Estate can be set aside pursuant to NRS 146.070.

///

///

CLEARCOUNSEL
LAW GROUP

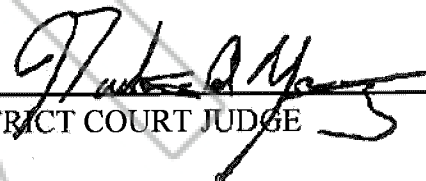
1 F. Pursuant to NRS 146.070(3) and (4), the property of the Estate, including
2 Decedent's 50 percent interest in the real property located at 1271 Kingslane Ct., Gardnerville,
3 NV 89410, APN 1220-04-112-045, shall be set aside to Decedent's surviving spouse, William
4 Joseph Gyorgy, Sr., **without payment to creditors.**

5 G. Pursuant to NRS 146.070(3), **this Order transfers title of Decedent's 50 percent**
6 **interest in the real property of the estate to Decedent's surviving spouse, William Joseph**
7 **Gyorgy, Sr.,** subject to any mortgage. The legal description of the real property noted in paragraph
8 F above is attached hereto as **Exhibit A.**


9 H. Petitioner Rebecca Gyorgy is authorized to collect all of Decedent's assets located
10 in the State of Nevada that may be discovered in the future, if any, to the extent that all such assets
11 combined with other assets in the estate set forth above do not exceed \$100,000.00, and to
12 distribute such assets pursuant to this Order.

13 I. The estate shall not be further administered upon.

14 DATED this 10 day of October, 2023.

15
16 
17 _____
DISTRICT COURT JUDGE

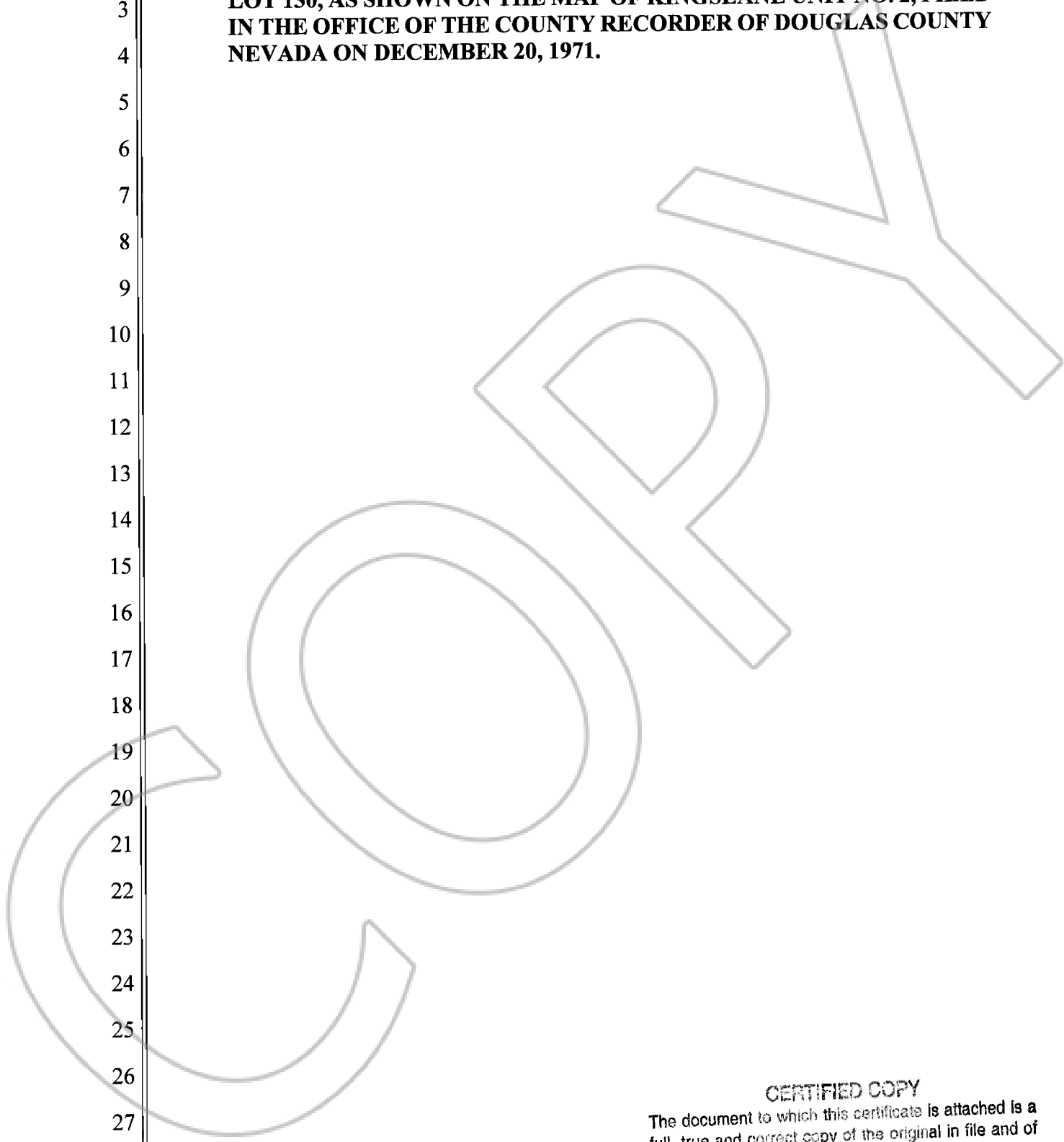
18 Prepared and submitted by:
19 **CLEAR COUNSEL LAW GROUP**

20 
21 _____
22 **TAYLOR L. WAITE, ESQ.**
23 Nevada Bar No. 11312
24 Attorneys for the Petitioner
25
26
27
28

**EXHIBIT A
LEGAL DESCRIPTION**

**LOT 130, AS SHOWN ON THE MAP OF KINGSLANE UNIT NO. 2, FILED
IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY
NEVADA ON DECEMBER 20, 1971.**

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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 October 10, 2023
BOBBIE R. WILLIAMS, Clerk of Court
of the State of Nevada, and for the County of Douglas,

By C. W. Adams Deputy

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-04-112-045
 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 RECORDERS OPTIONAL USE ONLY

Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a) Total Value/Sales Price of Property \$ -0-
 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 05
 b) Explain reason for Exemption: Transfer to surviving spouse.

5. Partial Interest: Percentage being transferred _____ %

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 [Signature] Capacity Attorney
 Signature [Signature] Capacity Attorney

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Shirley Ann Gyorgy Estate
 Address: 1271 Kingslane Ct.
 City: Gardnerville
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: William Joseph Gyorgy, Sr.
 Address: 1271 Kingslane Ct.
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print name: Clear Counsel Law Group Escrow #: _____
 Address: 1671 W. Horizon Ridge Pkwy #200
 City: Henderson State: NV Zip: 89012

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)