

APN: 1420-08-314-045

After Recording, Mail to:

Jeffrey D. Tateosian, Trustee  
466 Cumberland Dr.  
Burlingame, CA 94010

Mail Tax Statements to:

Same as above



00184283202410104720040040

SHAWNYNE GARREN, RECORDER

E07

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The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

## ORDER SETTING ASIDE ESTATE TO TRUST WITHOUT ADMINISTRATION

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FILED

1 CASE NO. 2024-PB-00066

2 DEPT. NO. II

**RECEIVED** 2024 JUL 22 PM 1:46

JUN 10 2024

REBECCA EDWARDS  
CLERK

Douglas County  
County Court Clerk

BY: **S. FRANZ** DEPUTY

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5  
6 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**  
7 **IN AND FOR THE COUNTY OF DOUGLAS**

8 \* \* \* \* \*

9 In the Matter of the Estate of

**ORDER SETTING ASIDE ESTATE TO  
TRUST WITHOUT ADMINISTRATION**

10 SUZANNE PATRICIA TATEOSIAN,

11 also known as SUZANNE TATEOSIAN,

12 Deceased.  
13 \_\_\_\_\_/

14 The Petition of Jeffrey Donald Tateosian to set aside the estate Suzanne Patricia  
15 Tateosian, also known as Suzanne Tateosian, Deceased, to Trust without administration, having  
16 come on for hearing before the above-entitled Court on July 22, 2024, at the hour of 1:30 p.m.,  
17 and there being no objection to the Petition, and it appearing to the Court that:

18 1. That SUZANNE PATRICIA TATEOSIAN, also known as SUZANNE  
19 TATEOSIAN, Decedent, died testate on February 25, 2022.

20 2. The Petitioner is the presently acting Trustee of The Tateosian Family Trust under  
21 Agreement dated July 26, 2018. The Decedent's will directs that all of the decedent's estate is to  
22 be distributed to the trustee of The Tateosian Family Trust.

23 3. That Decedent's estate subject to probate consists of the following assets:

24 A. One-half community property interest in 3467 Long Drive, Minden, NV  
25 89423, more particularly described as follows:

26 All that certain real property situate in the County of Douglas, State of Nevada, described as  
27 follows:  
28 Lot 96 in Block D of Final Map Number LDA #99-054-4 SUNRIDGE HEIGHTS III, PHASE 4,  
a Planned Unit Development, according to the map thereof, filed in the Office of the County  
Recorder of Douglas County, State of Nevada on May 29, 2002 in Book 502, Page 8960,  
Document No. 543297, Official Records.

1 APN: 1420-08-314-045

2 4. Petitioner has properly and timely noticed any creditors and heirs.

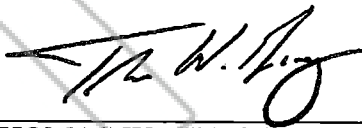
3 5. That there were no liens or encumbrances of record against the above-identified  
4 assets.

5 6. Decedent named Petitioner as Executor of her Last Will and Testament.

6 7. That pursuant to NRS 146.070, since the Estate is left to her nontestamentary  
7 Trust, Decedent's Estate should be set aside without administration to Petitioner as Trustee of  
8 The Tateosian Family Trust dated July 26, 2018.

9 IT IS THEREFORE ORDERED That the Estate of SUZANNE PATRICIA  
10 TATEOSIAN, also known as SUZANNE TATEOSIAN be set aside without administration, and  
11 distributed to Jeffrey Donald Tateosian, Trustee of The Tateosian Family Trust dated July 26,  
12 2018.

13 DATED this 22<sup>nd</sup> day of July, 2024.

14  
15   
16 \_\_\_\_\_  
17 THOMAS W. GREGORY  
DISTRICT COURT JUDGE

18 Prepared and Submitted by:  
19 KAREN L. WINTERS, ESQ.  
20 LAW OFFICE OF KAREN L. WINTERS  
21 Nevada Bar No. 3086  
22 P.O. Box 1987  
Minden, NV 89423  
23 (775) 782-7933  
24 kwinters@nevada-law.us  
25 Attorney for Petitioner  
26  
27  
28

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 July 22, 2024

REBECCA EDWARDS, Clerk of Court  
of the State of Nevada, in and for the County of Douglas,

By  Deputy

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a) 1420-08-314-045
- 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
- i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument #: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: Verified Affidavit of Successor  
Trustee of Trust. J.D.

**3. Total Value/Sales Price of Property:**

\$ \_\_\_\_\_

Deed in Lieu of Foreclosure Only (value of property): \$ \_\_\_\_\_

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due: \$ -0-

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: This is a transfer from deceased grantor, per Court Order, to deceased grantor's trust without consideration.

**5. Partial Interest: Percentage being transferred: 50 %**

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 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: Jeffrey D. Tateosian Capacity: Grantor

Signature: Jeffrey Tateosian Capacity: Grantee

**SELLER (GRANTOR) INFORMATION (Required)**

Print Name: Jeffrey D. Tateosian

Address: 466 Cumberland Dr.

Burlingame, CA 94010

**BUYER (GRANTEE) INFORMATION (Required)**

Print Name: Jeff Donald Tateosian, Trustee

Address: 466 Cumberland Dr.

Burlingame, CA 94010

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Karen L. Winters Esc.# \_\_\_\_\_

Address: P.O. Box 1987

City: Minden State: NV Zip: 89423