

**APN: 1022-18-001-015**

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Alling & Jillson, Ltd.  
Post Office Box 3390  
Stateline, NV 89449

**DOUGLAS COUNTY, NV**

**2024-1011031**

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**08/15/2024 03:11 PM**

ALLING & JILLSON LTD

SHAWNYNE GARREN, RECORDER

**ORDER CONVEYING INTEREST  
IN REAL PROPERTY**

**Alling & Jillson, Ltd.**  
Post Office Box 3391 • 270 Kingsbury Grade  
Lake Tahoe, Nevada 89449  
PH (775) 588-6676 • FX (775) 588-4970

1 CASE NO. 2024-PB-00001

2 Department No. I

**RECEIVED**

**AUG 13 2024**

**Douglas County  
District Court Clerk**

S. FRANZ

6 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**

7 **IN AND FOR THE COUNTY OF DOUGLAS**

9 **IN THE MATTER OF THE ESTATE OF JERRY RONALD POPICHAK,**  
10 **ORDER CONVEYING INTEREST IN REAL PROPERTY**  
11 **Deceased.**

13 The time for hearing on the Verified Petition Waiving First and Final Accounting; Approval o  
14 Attorney's Fees; for Final Distribution and Discharge of Executor was by the Court Clerk set for hearing  
15 this date, and Notice of said hearing has been duly given as required by law and the Court having receivec  
16 evidence finds the allegations set forth in the Petition are true and correct and that the relief sought thereir  
17 should be granted, therefore the Court hereby orders that Decedent's undivided right, title and interest ir  
18 and to that interest in and to the real property commonly known as 1506 Old US 395 South, Gardnerville  
19 Nevada, 89410, Douglas County APN: 1022-18-001-015, situated in the County of Douglas, State o  
20 Nevada, more particularly described as follows:

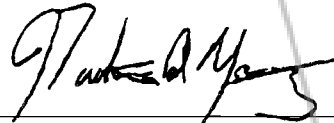
21 Beginning at a point on the left or Westerly 40 feet right of way line of the constructed State Highway on  
22 Route 3, said point being 40 feet left of and at right angles to the centerline of the State Highway, said  
23 POINT OF BEGINNING further described as bearing North 32°36' West 1, 171.45 feet from the East  
24 quarter corner of Section 18, Township 1 0 North, Range 22 East, M.D.B.&M.; thence from a tangent  
25 which bears North 84°15'55" West curving to the left with a radius of 290 feet through an angle of  
26 56°40'55" a distance of 286.89 feet to a point; thence North 4°33' West a distance of 240.80 feet to a point;  
27 thence from a tangent whose bearing is the last described course curving to the left with a radius of 1,040  
28 feet, through an angle of 13°29'35" a distance of 244.92 feet to a point; thence South 40°39'45" East a  
distance of 493.07 feet to the POINT OF BEGINNING. Said Parcel of Land being a portion of the East  
one-half of the Northeast quarter of Section 18, Township 1 0 North,  
Range 22 East,  
M.D.B. & M.

**Alling & Jillson, Ltd.**  
Post Office Box 3390 ♦ 276 Kingsburn, Grade  
Lake Tahoe, Nevada 89449  
PH (775) 588 6676 > FX (775) 588 4970

1 Reference is made to Record of Survey recorded August 15, 1972 in Book 872 of Official Records,  
2 Douglas County, Nevada, as Document No. 61166.

3 is conveyed to Stephan J. Popichak, a married man as his sole and separate property.

4 It is so ORDERED this 13<sup>th</sup> day of August, 2024

  
HON. NATHAN TODD YOUNG  
DISTRICT COURT JUDGE

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ORDER

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 August 13, 2024

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

By  Deputy