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Case No. 1048

Dept. No.

139830

NO. _____
FILED

FEB 7 1992

JOAN SHANGLE, CLERK
BY M. Elliott DEPUTY

IN THE SEVENTH JUDICIAL DISTRICT COURT IN THE STATE OF NEVADA
IN AND FOR THE COUNTY OF EUREKA

IN THE MATTER OF THE ESTATES)
OF)
GLENN ANTHONY WATSON and)
BUENA L. WATSON,)
Decedents.)

ORDER TO SET ASIDE ESTATE
WITHOUT ADMINISTRATION

GLENN A. WATSON, JR., as the)
Administrator of the Estate)
of GLENN ANTHONY WATSON and)
BUENA L. WATSON, Husband and)
Wife.)
Plaintiff,)
vs.)
EDWARD BRYANT, and DOES 1-30)
Defendant.)

This above entitled cause came on for hearing on the 7th day
of February, 1992, at the time and place stated in the Notice of
hearing of the petition; LANCE VAN LYDEGRAF, Esq. as attorney for
the Petitioner and the Estate presented a proposed Order for
consideration by this Court.

From the pleadings on file herein, the Court finds that all

1 notices of this hearing have been duly given as required by law,
2 each of the heirs has received Notice and executed and filed herein
3 a waiver of appearance, confirmation of notice, and a consent to
4 the relief sought in the Petition. A Grant Deed recorded on
5 November 7, 1991, as document 138457 vests title in the Estate
6 asset in the name of BUENA L. WATSON, deceased.

7 From the evidence in the Petition and the file, the Court
8 finds that the Estate of GLENN ANTHONY WATSON and his widow BUENA
9 L. WATSON, has a value of less than \$10,000.00; the market value of
10 the real property as of Decedent's date of death was \$2,250.00 on
11 April 26, 1990. Petitioner was duly appointed as Special
12 Administrator on September 9, 1991. The services of the Special
13 Administrator are no longer required. The Court further finds that
14 this is a proper case to set aside the Estates herein without
15 administration according to the laws of intestate succession, in
16 equal shares to the five heirs.

17 The Court further finds that the five heirs of the Decedents
18 are your petitioner GLENN ANTHONY WATSON, Jr., a single man,
19 CAROLYN F. GRAVES, a married woman, JUDITH A. POSEY, a married
20 woman, CATHERINE M. THURSTON, a married woman, and MICHAEL J.
21 WATSON, a married man.

22 The Court finds that there have been no claims or demands
23 filed in this case, and that GLENN ANTHONY WATSON has incurred
24 expenses of administration Court costs, and attorney's fees, all to
25 be paid from the California Probate Estate account.

26 A Lis Pendens was recorded as document 137714, in book 225,
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1 pages 198 and 199, and the same should be set aside, a GRANT DEED
2 vesting title in BUENA, L. WATSON having been recorded on November
3 7, 1991, as document # 138457, in book 228, page 140, with the
4 Eureka County Recorder.

5 NOW THEREFORE IT IS HEREBY THE ORDER, JUDGMENT AND DECREE
6 OF THIS COURT AS FOLLOWS:

7 1. All the right, title and interest of GLENN ANTHONY WATSON,
8 deceased, and his surviving widow BUENA L. WATSON, deceased, in
9 that certain real property located in Eureka County, Nevada,
10 commonly described as Eureka County Assessor's parcel # 5-330-25,
11 and more particularly described as ten acres more or less,
12 SW1/4 of NE1/4 of NE1/4 Section 5, Township 30N, Range 50E
13 is hereby set aside to the heirs entitled thereto, to wit:
14 GLENN ANTHONY WATSON, Jr., a single man as his sole and separate
15 property, and CAROLYN F. GRAVES, a married woman as her sole and
16 separate property, JUDITH A. POSEY, a married woman as her sole and
17 separate property, CATHERINE M. THURSTON, a married woman as her
18 sole and separate property, and MICHAEL J. WATSON, a married man as
19 his sole and separate property. each heir having an equal one fifth
20 tenant-in-common ownership in said real property.

21 2. The Lis Pendens recorded with the Eureka County Recorder
22 as document # 137714, in Book 225, pages 198 and 199, is hereby
23 cancelled and expunged.

24 3. It is further the Judgment of this Court that the expenses
25 of administration as set forth in the Final Account filed herein
26 are allowed and approved, and should be paid, including Attorney's
27

1 fees of \$1,250.00.

2 4. It is finally, the Order of this Court that, these Estates
3 having been set aside without administration, GLENN A. WATSON, Jr.,
4 Petitioner, named as Special Administrator, is hereby fully
5 released and discharged from any and all liability and this Estate
6 is closed.

7 DATED this 7 day of Feb., 1992.

8
9 1st Merlyn H. Hoyt
10 DISTRICT JUDGE

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19 SEVENTH JUDICIAL DISTRICT COURT,
IN AND FOR COUNTY OF EUREKA, } SS
STATE OF NEVADA
20 I, the Undersigned COUNTY CLERK, and Ex-Officio
CLERK of the SEVENTH JUDICIAL DISTRICT COURT do hereby CERTIFY
21 that the foregoing is a full, true and correct copy of the original on file in
my office and that I have carefully compared the same with the
original
22 WITNESS, My Hand and Seal of said
DISTRICT COURT, this 7th day of Feb. 19 92
Joan Shange
County Clerk and Ex-Officio Court Clerk
by M. Elliott Deputy Clerk

23 BOOK 232 PAGE 039
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Lance R Van Lydegraf
92 FEB 10 P3:43

24
25 When recorded mail to:
26 LANCE R. VAN LYDEGRAF, ESQ.
27 526 LANDER St.
28 RENO, NV 89509

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES \$8-
139830

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BOOK 232 PAGE 42