

NO. \_\_\_\_\_

FILED

APR 10 1997

JOAN SHANGLE, CLERK

BY Barbara Bailey DEPUTY

IN THE DISTRICT COURT OF THE SEVENTH JUDICIAL DISTRICT OF

THE STATE OF NEVADA, IN AND FOR THE COUNTY OF EUREKA

In the Matter of the Estate of  
AILEEN FLOWERS LENTZ, also  
known as AILEEN F. LENTZ,

Deceased.

AMENDED  
ORDER SETTING ASIDE ESTATE  
WITHOUT ADMINISTRATION

The above matter coming on for hearing this 21st day of March, 1997, upon the verified Petition of TERRY C. LENTZ to Set Aside Estate Without Administration; and no one appearing to contest or oppose the same, and it appearing to the satisfaction of the Court that Notice was given as required by law; and

IT FURTHER APPEARING that the Estate consists of Decedent's interest in the hereinafter described real property situate in the County of Eureka, State of Nevada, and the total value of Decedent's interest in said property does not exceed \$25,000.00; that the total value of all of the Estate of the Deceased in this State does not exceed \$25,000.00 in value.

That AILEEN FLOWERS LENTZ died in Agua Dulce, California, on June 26, 1996, and at the time of her death was over 18 years of age.

That the Decedent left the following heirs at law and next of kin:

NAME	RELATIONSHIP	AGE	ADDRESS
TERRY C. LENTZ	Son	Adult	P.O. Box 410 Acton, CA 93510-0410
ROSALIND K. TESTER	Daughter	Adult	35502 Voss Road Agua Dulce, CA 91350

It Further Appearing that there are no liens or encumbrances against said property and that there are no debts of the Decedent remaining to be paid in the State of Nevada; and

It Further Appearing that the Decedent left no surviving spouse or minor children, but did leave a Will dated February 13, 1990, and also a Trust Agreement dated February 13, 1990. Under Paragraph Fourth of said Will, the Decedent's residuary estate is left to the Trustee of the Aileen F. Lentz Trust, and under Article II(C) of the Trust Agreement, upon the death of Aileen F. Lentz, the property goes in equal shares to Decedent's children, ROSALIND K. TESTER and TERRY C. LENTZ. Also under the provisions of NRS, Section 146.070(2), ROSALIND K. TESTER and TERRY C. LENTZ, the children of the Decedent, are the persons entitled to receive the Estate. ROSALIND K. TESTER and TERRY C. LENTZ have agreed that the hereinafter described property be set aside to them as tenants in common, in equal shares, in accordance with the above Will and Trust Agreement.

NOW THEREFORE, good cause appearing, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the hereinafter described real property be not administered upon but that the whole thereof be, and the same hereby is, set aside to ROSALIND K. TESTER and TERRY C. LENTZ, as tenants in common, in equal shares.

1 The property herein set aside to ROSALIND K. TESTER and  
2 TERRY C. LENTZ as set forth above consists of all of the Decedent's  
3 interest in that certain real property situate in the County of  
4 Eureka, State of Nevada, more particularly described as follows:

5 TOWNSHIP 31 NORTH, RANGE 49 EAST, MDB&M.

6 Section 25: NE $\frac{1}{4}$ ; NW $\frac{1}{4}$ SE $\frac{1}{4}$  (APN 05-090-38)

7 TOGETHER with any and all improvements situate  
8 thereon.

9 SUBJECT to any and all reservations, restrictions,  
10 easements and rights-of-way of record.

11 SO ORDERED this 7<sup>th</sup> day of April, 1997.

12  
13 Don L. Lopez  
14 DISTRICT JUDGE

15  
16 SEVENTH JUDICIAL DISTRICT COURT,  
IN AND FOR COUNTY OF EUREKA,  
STATE OF NEVADA

17 } SS

18 I, the Undersigned COUNTY CLERK, and Ex-Officio  
CLERK of the SEVENTH JUDICIAL DISTRICT COURT do hereby CERTIFY  
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.

19 WITNESS, My Hand and Seal of said  
DISTRICT COURT, this 10<sup>th</sup> day of April, 19 97

20 Joan Shugart  
County Clerk and Ex-Officio Court Clerk  
21 By Barbara Bailey Deputy Clerk

22  
23  
24 BOOK 307 PAGE 304  
25 OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
Ross Earley  
26 97 APR 15 PM 1:52

27 EUREKA COUNTY NEVADA  
M.N. REBALEATI, RECORDER  
28 FILE NO. FEES 7.00

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