

NO. FILED

MAY 02 1997

JOAN SHANGLE, CLERK
BY *Joan Shangle* DEPUTY

IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF EUREKA

IN THE MATTER OF THE ESTATE OF
BARBARA J. CHRISTIAN aka
BARBARA SMALL CHRISTIAN,

ORDER SETTING ASIDE
ESTATE WITHOUT
ADMINISTRATION PURSUANT
TO NRS. 146.070

Deceased.

The verified petition to set aside estate without

Administration pursuant to NRS 146.070 filed herein on April 4,
1997, having come on regularly to be heard on the 2nd day of May,
1997, at the hour of 10:30 a.m., the Court finds that:

1. The Notice of this hearing has been given for the
period of time and in the manner required by law.

2: The allegations of the petition are true and
correct.

3. That BARBARA J. CHRISTIAN aka BARBARA SMALL

CHRISTIAN died on or about the 10th day of January, 1997, in the
City of Ojai, County of Ventura, State of California, and was at
the time of death over the age of majority and a resident of the
City of Oakview, County of Ventura, State of California.

1 That said Decedent left no Last Will and Testament.

2 That the names, ages, relationships and addresses of

3 the heirs, devisees and legatees of said Decedent, so far as known

4 to Petitioner, are:

NAME	AGE	RELATIONSHIP	ADDRESS
MARK CHRISTIAN	adult	Son	627 Vine Street Oakview, CA 93022

5

6 That the following is a specific description of all

7 the Decedent's property:

8 An undivided one-third (1/3) interest in that

9 property situate in the County of Eureka,

10 State of Nevada, described as follows:

11 Lot 4, Block 36, of CRESCENT VALLEY RANCH AND

12 FARMS, INC. UNIT NO. 1, according to the

13 official map thereof, filed in the office of

14 the County recorder of Eureka County on April

15 6, 1959, as File No. 34081.

16 Together with all buildings and improvements

17 thereon.

18 Together with all singular the tenements,

19 hereditaments, easements, and appurtenances

20 thereunto belonging or in anywise

21 appertaining, and the reversions, remainders,

22 rents, issues and profits thereof, or of any

23 part thereof.

24 EXCEPTING THEREFROM all petroleum, oil,

25 natural gas and products derived therefrom

26 lying in and under said land as reserved by

SOUTHERN PACIFIC LAND COMPANY, in deed

27 recorded in Book 64, Page 313, Deed Records,

28 Lander County, Nevada, and in Book 24, Page

29 168, Deed Records, Eureka County, Nevada.

30 APN: 002-049-01

31 7. That all of the above-described property was the

32 sole and separate property of the Decedent, BARBARA J. CHRISTIAN,

1 who acquired title as BARBARA SMALL CHRISTIAN as her sole and

2 separate property.

3 8. That there were no liens or encumbrances on

4 Decedent's property of record at the date of death.

5 9. That all debts, charges and expenses of the last

6 illness and funeral expenses of the Decedent have been paid in the

7 administration of the domiciliary estate in the State of

8 California.

9 10. That JAMES M. COPENHAVER, P.C., Attorney at Law,

10 Elko, Nevada, has performed services for said Estate acting as and

11 for attorney for the petitioner, for which attorney is entitled to

12 a reasonable fee; that your petitioner and said attorney has agreed

13 that a reasonable fee for said services would be in the sum of

14 \$425.00 plus costs.

15 NOW, THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED THAT:

16 1. Due and legal notice of the hearing of said petition

17 To Set Aside Estate Without Administration pursuant to NRS 146.070

18 has been given to or waived by all persons interested in said

19 estate or who are entitled to notice thereof for the time and in

20 the manner required by law.

21 2. That property of the estate was the sole and

22 separate property of the deceased.

23 3. The fee of \$425.00 for services rendered by JAMES M.

24 COPENHAVER, P.C., Attorney at Law, as agreed by and between

25 petitioner and said attorney, is approved as reasonable and ordered

26 paid along with all costs incurred in connection herewith.

1 In accordance with NRS 146.070, all right, title and

2 interest of BARBARA J. CHRISTIAN, deceased, in the following

3 described property be and the same hereby is set aside to her sole

4 heir, MARK CHRISTIAN, and to his heirs, successors and assigns, as

5 follows:

6 An undivided one-third (1/3) interest in that
7 property situate in the County of Eureka,
8 State of Nevada, described as follows:

9 Lot 4, Block 36, of CRESCENT VALLEY RANCH AND
10 FARMS, INC., UNIT NO. 1, according to the
11 official map thereof, filed in the office of
12 the County recorder of Eureka County on April
13 6, 1959, as File No. 34081.

14 Together with all buildings and improvements
15 thereon.

16 Together with all singular the tenements,
17 hereditaments, easements, and appurtenances
18 thereunto belonging or in anywise
19 appertaining, and the reversions, remainders,
20 rents, issues and profits thereof, or of any
21 part thereof.

22 EXCEPTING THEREFROM all petroleum, oil,
23 natural gas and products derived therefrom
24 lying in and under said land as reserved by
25 SOUTHERN PACIFIC LAND COMPANY, in deed
26 recorded in Book 64, Page 313, Deed Records,
27 Lander County, Nevada, and in Book 24, Page
28 168, Deed Records, Eureka County, Nevada.

29 APN: 002-049-01

30 5. In accordance with NRS. 146.070, the interest of

31 Decedent, in and to any and all other property, real or personal,

32 of any name, nature, kind, character or description not hereinabove

33 described, or which may be incorrectly described herein, which is

34 within the jurisdiction of the Court, and does not cause the gross

35 value of the estate less encumbrances to exceed \$25,000.00, be

1 assigned and set aside to MARK CHRISTIAN and to his heirs,

2 successors and assigns.

3 6. A certified copy of this Order be recorded in the
4 office of the County Recorder of Eureka County, Nevada.

5 DONE IN OPEN COURT this 2nd day of May, 1997.

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SEVENTH JUDICIAL DISTRICT COURT,
IN AND FOR COUNTY OF EUREKA,
STATE OF NEVADA.
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.
WITNESS, My Hand and Seal of said
DISTRICT COURT, this 2nd day of May, 1997.
County Clerk and Ex-Officio Court Clerk
Deputy Clerk

BOOK 308 PAGE 002
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
James M. Coulman
97 MAY - 2 PM 4:36
EUREKA COUNTY NEVADA
M.M. REBALATI, RECORDER
FILE NO. 166781
FEES 11.00

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