

No. 3716

Dept. No. 2

FILED

'88 MAR -1 A9:39

KAREN VASQUEZ

IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT  
OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF ELKO

IN THE MATTER OF THE ESTATE OF  
CHARLES F. COOK, JR.,  
DECEASED.

ORDER TO SET ASIDE AN ESTATE  
WITHOUT ADMINISTRATION

SEAL  
Affixed

JaNELL COOK, the Petitioner named in the above-entitled matter, having proved to the satisfaction of the Court that the above-named Decedent died testate on July 21, 1987, in Arlington County, Virginia, and that at the time of his death, he was a resident of the City of Arlington, County of Arlington, State of Virginia; that Petitioner is a surviving spouse of Decedent, and resides in Arlington, Virginia; that Petitioner is the Executrix nominated in the Last Will and Testament of the above-named Decedent, executed on November 7, 1985, and the Codicil thereto executed on March 18, 1987; which said Last Will and Testament and First Codicil were admitted to probate in the Circuit Court of the County of Arlington, of the Commonwealth of Virginia; that the above-named Decedent left estate consisting of real property within the County of Elko, State of Nevada; that the value of such real property, hereinafter described, does not exceed the sum

BOOK 346 PAGE 35

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BOOK 606 PAGE 434

of \$25,000.00, and, in fact, is valued at the sum of \$23,220.00, and is within the jurisdiction of this Court.

That Petitioner has determined that there were no other assets of the above-named Decedent, and therefore requires no administration.

That the heirs-at-law of the above-named Decedent, and their respective relationships and addresses, are as follows:

NAME AND ADDRESS	AGE	RELATIONSHIP
JaNell Cook 4012 N. Stafford Street Arlington, VA 22207	Adult	Wife
Byron Lloyd Cook 4012 N. Stafford Street Arlington, VA 22207	Adult	Son
David Matthew Cook 4012 N. Stafford Street Arlington, VA 22207	Adult	Son
Philip Charles Cook 4012 N. Stafford Street Arlington, VA 22207	Adult	Son

That the sole devisee and legatee named in the First Codicil to Decedent's Last Will and Testament is as follows:

NAME AND ADDRESS	AGE	RELATIONSHIP
JaNell Cook 4012 N. Stafford Street Arlington, VA 22207	Adult	Wife

That ARTICLE I of the FIRST CODICIL TO THE LAST WILL AND TESTAMENT OF CHARLES FRANKLIN COOK, JR., states as follows:

#### ARTICLE I

I hereby revoke and cancel Article VI of my said Last Will and Testament and being thereof do hereby substitute the following:

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1 I give, devise and bequeath all the right, title and  
 2 interest that I may have in certain lands and/or  
 3 mineral rights, inherited from my parents, located  
 4 in Elko County, Nevada; Uinta County, Wyoming;  
 5 Summit County, Utah, and Crowley County, Colorado  
 6 and all residual or remainder interests I may have  
 7 in the estate of my father, CHARLES F. COOK, to my  
 8 wife, JANELLE COOK. If JANELLE COOK does not survive  
 9 me, then I give, devise and bequeath all my said  
 10 interest in said property to my three (3) children  
 11 as follows:

1. Thirty percent (30%) to BYRON LLOYD COOK.
2. Twenty-Five percent (25%) to DAVID MATTHEW COOK.
3. Forty-Five percent (45%) to PHILIP CHARLES COOK.

11 The share of any child of mine who does not survive  
 12 me shall go to his surviving issue, per stirpes, or  
 13 if there be no surviving issue, then such deceased  
 14 child's share shall be added to the shares for the  
 15 benefit of his brothers or their issue, per stirpes.  
 16 If neither my wife nor any of my sons survive me,  
 17 this gift, devise and bequest shall lapse and said  
 18 property shall be included in and disposed of as a  
 19 part of my residuary estate.

16 IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that  
 17 said estate be not administered upon, but that the whole  
 18 thereof, consisting of real property within the County of  
 19 Elko, State of Nevada, and more particularly described as  
 20 follows, to-wit: -

21 PARCEL 1

22 A 30 percent (30%) interest in and to all those certain lots,  
 23 pieces or parcels of land situate, lying and being in the  
 24 County of Elko, State of Nevada, and bounded and particularly  
 25 described as follows; to-wit:

25 TOWNSHIP 31 NORTH, RANGE 52 EAST, MDB&M

26 Section 14: SE1  
 27 Section 23: A11  
 28 Section 24: A11  
 Section 25: A11  
 Section 33: A11  
 Section 35: A11

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1 Together with all buildings and improve-  
2 ments thereon.

3 Together with all and singular and tene-  
4 ments, hereditaments, easements, and  
5 appurtenances thereunto belonging or in  
6 anywise appertaining, and the reversions,  
7 remainders, rents, issues and profits  
8 thereof, or of any part thereof.

9 EXCEPTING THEREFROM all mineral rights.

10 PARCEL 11

11 A 33% interest in and to all mineral rights in and to all  
12 those certain lots, pieces or parcels situate in the County of  
13 Elko, State of Nevada, described as follows; to-wit:

14 TOWNSHIP 31 NORTH, RANGE 52 EAST, MDB&M

15 Section 14: SE1  
16 Section 23: A11  
17 Section 24: A11  
18 Section 25: A11  
19 Section 33: A11  
20 Section 35: A11

21 be assigned and set apart to Petitioner, Janelle Cook, in  
22 accordance with the Last Will and Testament of the Decedent  
23 and the First Codicil thereto, and pursuant to the provisions  
24 of NRS 146.070(1).

25 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that  
26 any property, either real or personal, not now known or  
27 discovered, which may belong to the estate of the above-named  
28 Decedent, or in which the estate of the above-named Decedent  
may have any interest or which may be hereafter discovered, be  
distributed to Janelle Cook, in accordance with the terms of  
the Last Will and Testament of the Decedent and to the First  
Codicil thereto.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that a  
certified copy of this Decree be filed for record in the

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- 4 -

office of the County Recorder of the County of Elko, State of Nevada.

DONE IN OPEN COURT this 1st day of March, 1988.

*St. Thomas Shingwell*  
DISTRICT JUDGE

CERTIFICATION OF COPY

STATE OF NEVADA  
COUNTY OF ELKO

I, KAREN VASQUEZ, COUNTY CLERK AND EX-OFFICIO CLERK OF THE DISTRICT COURT OF THE ELKO DISTRICT OF THE STATE OF NEVADA, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE INSTRUMENT AS THE SAME APPEARS ON FILE AND OF RECORD IN MY OFFICE.

Witness my hand and the seal of said court affixed the 1st day of MARCH A.D. 19 88.  
KAREN VASQUEZ County Clerk  
By *[Signature]* Deputy Clerk



CERTIFICATION OF COPY  
STATE OF NEVADA  
COUNTY OF ELKO

I, JERRY D. REYNOLDS, the duly elected and qualified Recorder of Elko County, in the State of Nevada, do hereby certify that this is a true, full and correct copy of the instrument now on record in this office. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of my office, in Elko, Nevada this

4th day of MARCH A.D. 2088  
JERRY D. REYNOLDS, COUNTY RECORDER  
By *[Signature]* Deputy  
(SEAL)

INDEXED :

FEE \$9.00 FILE # 247680  
FILED IN RECORD  
AT ELKO COUNTY OF  
PUCCINELLI & PUCCINELLI  
MAR -1 A9:43  
606 434  
RECORDED BY  
JERRY D. REYNOLDS  
ELKO CO. RECORDER

247680

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BOOK 606 PAGE 438

BOOK 346 PAGE 235  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*V.J. Neuhaus Properties*  
02 MAR -6 PM 1:23  
ELKO COUNTY RECORDER  
M.N. REBALEAT  
FILE NO. 1800

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BOOK 346 PAGE 23