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APN# 6-434-10, 192-55, 01-191-26, 08-121-73

Recording Request By

Name Mackedon, Normick, King

Address Post Office Box 1203

City/State/Zip Hion, NV 89407-1203

der Establishing Proprietary Relationship
etween Ward and Spouse

(Title of Document)

**This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fees apply)**

This cover page must typed

BOOK 347 PAGE 047

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BY
Sue Savon DEPUTY

GLORIA VENTURACCI
COUNTY CLERK

01 JUN 19 PM 1:24

FILED

Case No. 262

Department A II

IN THE THIRD JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF CHURCHILL

In the matter of the
guardianship of:

JANICE KAYE BOWMAN aka J.
KAYE BOWMAN

Adult ward.

ORDER ESTABLISHING
PROPRIETARY RELATIONSHIP
BETWEEN WARD AND SPOUSE

This Petition for Authority to Establish Proprietary
Relationship between Ward and Spouse filed by JOYCE L. LAVIN
and DON C. BOWMAN, guardians of the person and estate of JANICE
KAY BOWMAN, aka J. KAYE BOWMAN, an adult ward, having come on
for hearing this 19th day of June, 2001 and the guardians
appearing together with JOHN R. S. MCCORMICK, of the law firm
of MACKEDON MCCORMICK & KING, a Professional Corporation,
attorney for the guardians, and the Court having considered the
Petition and good cause appearing therefore,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the
assets of the ward and her husband, DON C. BOWMAN, a guardian

1 herein, shall be considered the sole and separate property of
2 each party as more specifically set forth.

3
4 ITS FURTHER ORDERED, ADJUDGED AND DECREED that any
5 property, real or personal, transferred by either party to a
6 third party ther prior to this Order or subsequent to this
7 Order, is not subject to the community property interest of the
8 spouse of either party.

9
10 ITS FURTHER ORDERED, ADJUDGED AND DECREED that any
11 real or personal property acquired by either party subsequent
12 to the entry of this Order shall be considered the sole and
13 separate property of the acquiring party and shall not be
14 subject to community property interest on behalf of the
15 spouse of the acquiring party.

16
17 ITS FURTHER ORDERED, ADJUDGED AND DECREED that
18 neither JANE KAYE BOWMAN nor DON C. BOWMAN shall be entitled
19 to inherit from the estate of the other as all property, real
20 and personal belonging to each of them shall be their sole and
21 separate property.

22
23 ITS FURTHER ORDERED, ADJUDGED AND DECREED that at
24 this time, the following real and personal property shall be
25 set aside to each of the parties as their sole and separate
26 property:

1 TOANICE KAYE BOWMAN aka J. KAYE BOWMAN the
2 following deribed real and personal property shall be her
3 sole and segate property and not subject to any asserted
4 community prerty interest of DON C. BOWMAN:
5

6 Parcel 2 of the Parcel Map for Hiatt Land
7 a Development Co., according to the map
8 trefore recorded May 21, 1982, in the
9 oice of the County Recorder of Churchill
10 Cnty, Nevada, under File No. 189112.
11 Eepting therefrom all the sodium and
12 passium in the lands so patented and to
13 i the right to prospect for, mine and
14 rove such deposits from the same upon
15 cpliance with the conditions and subject
16 tthe provisions and limitations of the Act
17 oJuly 17, 1914, 38 Stat. 509, as
18 splmented, 30 USCS 121-124.

14 Aessor's parcel #: 6-434-10

15 Anccount with 1st United Services Credit Union,
16 #81547940;

18 Anccount with Colonial Bank, #013079305;

19 Aymond James Financial Services, Inc. account,
20 #82718760 a 88287349;

21 A in American retirement account, #P0495515378 and
22 P3799525911

24 Aovernment employees retirement account through
25 Thrift Savis Plan #530342392.

26 TDON C. BOWMAN the following described real and
27 personal prerty shall be his sole and separate property and
28

not subject to any asserted community property interest of
JANICE KAYE DOWMAN:

The $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9,
T.18N., R., 28E., MDB&M, together with a
non-exclusive easement for roadway purposes
2 feet in width over the Westerly 20 feet
of the following described property:

A portion of Lot 4 of Section 9, T.18N.,
R.28E., MDB&M, according to the official
plat thereof, lying and being Westerly of
the approximate center line of the existing
Tuckee-Carson Irrigation District Deep
Drain, "Upper West Side 2 Drain", as
flows:

Commencing at a point on the South Boundary
of said Section 9, T.18N., R.28E., MDB&M,
which point is in the approximate center of
said deep drain, and from which point the
survey commences at the Southeast corner of said
Section 9, bears North 89°19' East a
distance of 808.10 feet; thence around the
perimeter in a clockwise direction, South
89°19' West a distance of 514.70 feet along
the South line of said Section 9 and 16;
thence North 00°31'40" West a distance of
27.46 feet to the Northwest corner of Lot
4 in a quarter section line of said Section
9; thence North 89°35'40" East a distance
of 592.31 feet along said quarter section
line to a point in the approximate center
of said existing deep drain; thence
Westerly along the approximate center line
of said existing deep drain from eight
crosses, as follows:

North 44°57'05" East a distance of 454.22
feet; thence South 50°15'36" East a
distance of 245.73 feet; thence South
70°1'20" East a distance of 413.71 feet;
thence South 00°46'00" East a distance of
18.93 feet; thence South 19°46'10" West a
distance of 129.04 feet; thence South

538'30" West a distance of 537.41 feet;
thence South 25°09'20" West a distance of
5.49 feet; thence South 03°57'27" West a
distance of 710.05 feet to the point of
beginning.

Aessor's Parcel #: 6-292-55

Pcel 6: T.22N., R.48E., MDB&M.
Stion 21: NW¼ of the SW¼ (Eureka County,
Nada).

Aessor's Parcel #: 07-080-02

Pcel 7: T.22N., R.47E., MDB&M.
Stion 12: S½ of the NW¼ (Lander County,
Nada.)

Pcel 8: T.22N., R.48E.
Stion 17: NW¼ of the SE¼

EXCEPTING THEREFROM the above parcels an
undivided one-half interest in and to all
petroleum, oil, natural gas or other
hydrocarbon substances, and any and all
other mineral, minerals, or mineral rights,
situated upon, or under said lands owned or
possessed by the First Party, together with
the right to enter on said land to prospect
for, recover and remove the same as reserved
in Deed from Pete Etcheverry, a widower, to
Robert Etcheverry and Michel Etcheverry, a
Partnership doing business under the firm
a style of Eureka Livestock Company,
recorded April 30, 1965, in Book 7 of
Official Records, at Page 260, Lander
County, Nevada. (Lander County, Nevada).

Aessor's Parcel #: 05-240-02 and 05-250-
0

Pcel 2 of the Parcel Map for George A. and
Mable E. Class recorded June 24, 1988 under
Document #238067, Official Records,
Churchill County, Nevada together with one

1 (1992 Fleetwood mobile home, S/N
2 1LM04AB14321BG.

3 Aessor's Parcel #: 08-12-73

4 The business known as Spur, Inc. together
5 with the business assets and obligations.

6 Account with Wells Fargo #006-0164689 and
7 #0-3833098;

8 Account with Bank of America
9 #4963381930; 91000030506486;
9100030512166;

10 Account with Colonial Bank #0113079149
11 at 0117091181;

12 One (1) 1988 Kit 60'x27' mobile home, S/N
13 R77B19SN10907AB.

14 ITS FURTHER ORDERED, ADJUDGED AND DECREED that the
15 one-half (1/2) interest real property held by DON C. BOWMAN and
16 JANICE KAYE BOWMAN aka J. KAYE BOWMAN as joint tenants, as
17 hereinafter described, be converted to a tenants in common
18 interest with no rights of survivorship as to the interest:

19 Parcel 1 of the Amended Parcel map of Jeff
20 Rinson, Don Bowman and Lew Parrish,
21 recorded in the office of the County Recorder
22 of Churchill County, on March 30, 1984, under
23 File No. 203925, Official Records.

24 Aessor's Parcel #1-191-26

25 ITS FURTHER ORDERED, ADJUDGED AND DECREED that the
26 Agreements be filed with this Court as exhibits to the Petition
27 are declared by this Court to be Separate Property Inventories

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1 pursuant to R.S. 123.140 and that this Order be recorded with
2 the appropriate County Recorders' Office for the purpose of
3 evidencing the fact of the separate properties awarded DON C.
4 BOWMAN and NICE KAYE BOWMAN aka J. KAYE BOWMAN, as Ordered
5 herein.
6

7 ITS FURTHER ORDERED, ADJUDGED AND DECREED that DON
8 C. BOWMAN execute any document necessary, if one be required,
9 to release his interest in real or personal property belonging
10 to JANICE KAYE BOWMAN aka J. KAYE BOWMAN as Ordered herein.
11

12 ITS FURTHER ORDERED, ADJUDGED AND DECREED that DON
13 C. BOWMAN and JOYCE L. LAVIN, guardians of JANICE KAYE BOWMAN
14 aka J. KAYE BOWMAN be and they are hereby authorized to execute
15 any document necessary, if one be required, to release the
16 ward's interest in real or personal property belonging to DON
17 C. BOWMAN as ordered herein.
18

19 DED: This 19th day of June, 2001.

20
21 CERTIFIED COPY

22 The document which this certificate is
23 attached is a true and correct copy of
24 the original on and of record in my office.

25 Date: 11/9/01

26 Gloria Murecci, County Clerk and

27 Clerk of the Third Judicial District

28 SEAD Court of State of Nevada, in and
for Churchill County.

By [Signature] Deputy

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7
END OF DOCUMENT

[Signature]
DISTRICT JUDGE

337243

OFFICIAL RECORDS
CHURCHILL COUNTY NEVADA
RECORDED BY

MACKEDON, McCORMICK & KING
01 JUN 25 PM 3:54

TRENA MORELL CORNELLA
COUNTY RECORDER

FEE 14.00

SEP [Signature]

COPY

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Cow County Title
02 APR 25 PM 1:37

LURENA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 22⁰⁰

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