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APN# 6-434-10, 292-55, 01-191-26, 08-121-73

Recording Request By

Name Mackedon, Normick, King

Address Post Offi 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)**

This cover page must typed

BOOK 347 PAGE 047

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FILED

GLORIA VENTURACCI
COUNTY CLERK

BY
Sue Savon DEPUTY

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Case No. 262
Department N 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

The 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

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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 separte property and not subject to any asserted
 4 community prertry 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
 16 Anccount with 1st United Services Credit Union,
 17 #81547940;

18 Anccount with Colonial Bank, #013079305;

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

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

23
 24 A overnment employees retirement account through
 25 Thrift Savis Plan #530342392.

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

1 not subject to any asserted community property interest of
 2
 3 JANICE KAYE DOWMAN:

4 T E½ of the NW¼ of the SE¼ of Section 9,
 5 T19N., R., 28E., MDB&M, together with a
 6 non-exclusive easement for roadway purposes
 7 2 feet in width over the Westerly 20 feet
 8 of the following described property:

9 A portion of Lot 4 of Section 9, T.18N.,
 10 R.3E., MDB&M, according to the official
 11 plat thereof, lying and being Westerly of
 12 the approximate center line of the existing
 13 Tckee-Carson Irrigation District Deep
 14 Drain, "Upper West Side 2 Drain", as
 15 flows:

16 Commencing at a point on the South Boundary
 17 of said Section 9, T.18N., R.28E., MDB&M,
 18 which point is in the approximate center of
 19 said deep drain, and from which point the
 20 monument at the Southeast corner of said
 21 Section 9, bears North 89°19' East a
 22 distance of 808.10 feet; thence around the
 23 parcel in a clockwise direction, South
 24 819' West a distance of 514.70 feet along
 25 the South line of said Section 9 and 16;
 26 thence North 00°31'40" West a distance of
 27 27.46 feet to the Northwest corner of Lot
 28 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
 courses, as follows:

9th 44°57'05" East a distance of 454.22
 ft; thence South 50°15'36" East a
 distance of 245.73 feet; thence South
 701'20" East a distance of 413.71 feet;
 thence South 00°46'00" East a distance of
 8.93 feet; thence South 19°46'10" West a
 distance of 129.04 feet; thence South

1 538'30" West a distance of 537.41 feet;
 2 thence South 25°09'20" West a distance of
 3 5.49 feet; thence South 03°57'27" West a
 4 distance of 710.05 feet to the point of
 5 pinning.

6 Aessor's Parcel #: 6-292-55

7 Pcel 6: T.22N., R.48E., MDB&M.
 8 Station 21: NW¼ of the SW¼ (Eureka County,
 9 Nevada).

10 Aessor's Parcel #: 07-080-02

11 Pcel 7: T.22N., R.47E., MDB&M.
 12 Station 12: S½ of the NW¼ (Lander County,
 13 Nevada.)

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

16 RESERVING THEREFROM the above parcels an
 17 undivided one-half interest in and to all
 18 petroleum, oil, natural gas or other
 19 hydrocarbon substances, and any and all
 20 other mineral, minerals, or mineral rights,
 21 whether upon, or under said lands owned or
 22 possessed by the First Party, together with
 23 the right to enter on said land to prospect
 24 for, recover and remove the same as reserved
 25 in Deed from Pete Etcheverry, a widower, to
 26 Robert Etcheverry and Michel Etcheverry, a
 27 Partnership doing business under the firm
 28 name 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 Assessor's Parcel #: 08-127-73

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 Assessor's Parcel #1-191-26

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

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 [Signature]
DISTRICT JUDGE

22 CERTIFIED COPY
The document which this certificate is
attached is a true and correct copy of
the original on and of record in my office.
23 Date: 6/19/01
24 Gloria Muracci, County SEA and
Clerk of the Third Judicial District
25 Court of State of Nevada, in and
for Chill County.
26 By [Signature] Deputy

27 BOOK 3476054

28 END OF DOCUMENT

337243
OFFICIAL RECORDS
CHURCHILL COUNTY NEVADA
RECORDED BY
MACKEDON, McCORMICK & KING
01 JUN 25 PM 3:54

TRENA MORENO CORNELLA
COUNTY RECORDER
FEE 1400 DEP. [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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