

BOOK 435 PAGE 338-342
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Wilson & Barrows
2006 MAY -5 PM 1:20

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 18⁰⁰-

204636

Recording Title Sheet

Document Title: Order to Set Aside an Estate Without Administration

Assessor's Parcel No(s): 002-056-01
003-034-04

Recording Requested by: Wilson and Barrows, Ltd.
442 Court Street
Elko, Nevada 89801

Send Tax Statements To: Johnna Grubbs
5567 Mandarin Way
Dallas, TX 75249

WILSON AND BARROWS, LTD.
Attorneys at Law
442 Court St.
Elko, Nevada 89801

FILED

1 No. PR-PR-06- 47

6 MAY -1 P1:54

2 Dept. 2

ELKO CO. DISTRICT COURT

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CLERK.....DEPUTY Be

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IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT

7

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

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In the Matter of the Estate of ROY D.
GRUBBS,

**ORDER TO SET ASIDE AN ESTATE
WITHOUT ADMINISTRATION**

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Deceased.

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Johnna Grubbs filed herein on April 11, 2006, her Petition to Set Aside an Estate Without Administration. A Notice of Hearing was given for Monday, May 1, 2006, at 1:15 p.m. The same came on regularly to be heard. No person appeared in opposition.

The matter was submitted on the verified Petition. ACCORDINGLY,

THE COURT HEREBY FINDS AND CONCLUDES AS FOLLOWS:

1. Due and legal notice of the filing and hearing of the Petition was given.
2. All averments in the Petition are true and correct.
3. Petitioner is the surviving spouse of the above named Decedent.
4. Decedent died on the 15th day of February, 2004, in Springdale, Washington.
5. Decedent died leaving an estate in the County of Elko, State of Nevada.

1 6. The property in Nevada in which Decedent had an interest is more
2 particularly described as follows:

3 **Parcel No. 1 - Elko County**

4 All that certain lot, piece or parcel of land situate in Elko County,
5 Nevada, described as follows:

6
7 Township 36 North, Range 56 East, M.D.B.&M.

8
9 Section 1: N1/2 NE1/4 SE1/4

10
11 Being the same property conveyed to Roy D. Grubbs by deed
12 from E.U. Grubbs and Una C. Grubbs, husband and wife,
13 recorded 06/28/1972 in Deed Book 164, Page 356, in the Elko
14 County, Nevada, Recorder's Office.

A.P.N.: 006-33A-004

17
18 **Parcel No. 2: Eureka County**

19
20 Those lots or parcels of real property situate in Crescent Valley,
21 County of Eureka, More particularly described as follows:

22
23 Lot 6, in Block 30, Unit #1, Crescent Valley Ranch
24 & Farms Unit #1, as per map File No. 34081, in the
25 Office of the County Recorder, Eureka, Nevada.

26
27 Being the same property conveyed to the Estate of Roy C.
28 Grubbs by Deed from Erwin V. Grubbs and Una C. Grubbs, his
29 wife, recorded 06/15/1972 in Deed Book 42, Page 362, in the
30 Eureka County Recorder's Office, Nevada.

A.P.N.: 002-056-01

33
34 **Parcel No. 3 - Eureka County**

35
36 Those lots or parcels of real property situate in Crescent Valley,
37 County of Eureka, more particularly described as follows:

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39 Lot 1, in Block 14, Unit #3, Crescent Valley Ranch
40 & farms Unit #3, as per map file 34551, in the

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Office of County Recorder, Eureka County,
Nevada.

Being the same property conveyed to the Estate of Roy C. Grubbs by Deed from Erwin V. Grubbs and Una C. Grubbs, his wife, recorded 06/15/1972 in Deed Book 42 Page 362, in the Eureka County Recorder's Office, Nevada.

A.P.N.: 003-034-04

7. Decedent's interest in the property was all of the fee title as his sole and separate property.

8. There are no liens and mortgages of record upon the parcel of record at the date of the death of Decedent.

9. The gross value of Decedent's interest in the parcel at the time of death of the Decedent did not exceed \$75,000.00, after deducting any encumbrances, and is estimated to be \$9,000.00.

10. There are no debts of Decedent within the State of Nevada so far as known to Petitioner.

11. Decedent died with a surviving spouse but no minor children.

12. Decedent died testate leaving a valid Will.

13. The name, age, relationship, and residence of the heir at law and next of kin of the Decedent are as follows (Decedent had no children or siblings):

NAME	AGE	RELATIONSHIP	ADDRESS
Johnna Grubbs	Adult	Spouse	5567 Mandarin Way Dallas, TX 75249

1 14. The name, age, relationship, and residence of the devisees and
2 legatees named in the Will of the Decedent are as follows:

3 NAME	AGE	RELATIONSHIP	ADDRESS
4 Johnna Grubbs	Adult	Spouse	5567 Mandarin Way Dallas, TX 75249

5
6 15. The Estate should therefore not be administered upon in the State of
7 Nevada, but rather, the whole thereof should be assigned and set apart to Johnna Grubbs
8 as the claimant legally entitled thereto pursuant to the valid Will of Decedent, AND GOOD
9 CAUSE APPEARING THEREFOR,

10 IT IS HEREBY ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

11 1. Decedent's interest in the above-described property comprising
12 Decedent's estate, be, and the same hereby is, set aside unto Johnna Grubbs as her sole
13 and separate property.

14 2. A certified copy of this Order shall be placed of record in the Elko
15 County Recorder's Office.

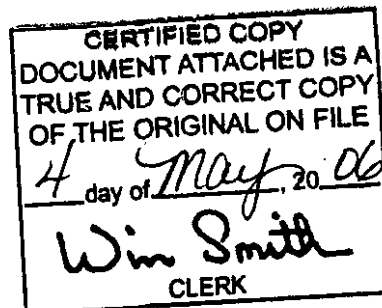
16 DATED this 1st day of May, 2006.

17 /S/ANDREW J. PUCCINELLI

18 ANDREW J. PUCCINELLI
19 DISTRICT JUDGE, DEPT 2

20
21 06040751.bjp
22 April 27, 2006
23

204636



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-056-01
- b) 003-034-04
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'!/Ind'l
- g) Agricultural
- h) Mobile Home
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: <u>435</u>	Page: <u>338-342</u>
Date of Recording: <u>5/5/06</u>	
Notes: <u>204636</u>	

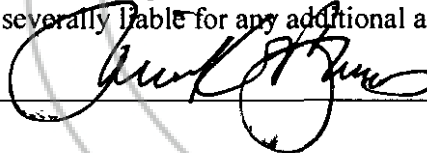
- 3. Total Value/Sales Price of Property \$ _____
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 5
- b. Explain Reason for Exemption: Transfer of title between persons within the first degree of affinity.

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature  Capacity Attorney

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Roy D. Grubbs

Address: Deceased

City: _____

State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Johnna Grubbs

Address: 5567 Mandarin Way

City: Dallas

State: TX Zip: 75249

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Richard G. Barrows Escrow #: _____

Address: Wilson and Barrows, Ltd., 442 Court Street

City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED