

APN: 002-032-12
003-012-07

Recording requested by:
James M. Copenhaver, P.C.
950 Idaho Street
Elko, NV 89801
(775) 738-1951

Mail Tax Statements To:
Marlene Dufour
207 Davis Avenue
Nampa, ID 83651-2006

DOC # 0207041

11/27/2006 10 38 AM

Official Record

Recording requested By
JAMES M COPENHAVER P C

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$19.00 Page 1 of 6
RPTT: Recorded By: LLH
Book- 0448 Page- 0100



0207041

**ORDER AND DECREE SETTING ASIDE ESTATE
WITHOUT ADMINISTRATION PURSUANT TO NRS 146.070**

COPY

NOV 15 2006

Eureka County Clerk

BY

[Signature]

Deputy

1 CASE NO. PR-0610-121

2 DEPT NO. 1

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6 IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF EUREKA

8

9 IN THE MATTER OF THE ESTATE OF
10 **ELEANOR TRACY JACOBSON** aka
11 **ELEANOR JACOBSON,**

ORDER AND DECREE SETTING
ASIDE ESTATE WITHOUT
ADMINISTRATION PURSUANT
TO NRS 146.070

12 Deceased.

13

14 The verified Petition to Set Aside Estate Without
15 Administration pursuant to NRS 146.070 filed by **MARLENE DUFOUR** on
16 October 2nd, 2006, having come on regularly to be heard on the 15th
17 day of November, 2006 at the hour of 10:00 o'clock, a.m., the Court
18 finds that:

19 1. Notice of the hearing was given for the period of
20 time and in the manner required by law.

21 2. The allegations of the Petition are true and
22 correct.

23 3. **ELEANOR TRACY JACOBSON** aka **ELEANOR JACOBSON** died in
24 the City of Colton, County of San Bernardino, State of California,
25 on the 17th day of April, 2005, and was at the time of her death
26 over the age of majority and a resident of the City of Colton,
27 County of San Bernardino, State of California.

28 4. The Petitioner is the surviving daughter of **ELEANOR**
TRACY JACOBSON aka **ELEANOR JACOBSON**. The Petitioner is over the



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EUREKA COUNTY CLERK
AND TREASURER

1 age of majority and is a resident of the State of Idaho.

2 5. The Decedent died testate.

3 6. The names, ages, relationships and addresses of the
4 heirs, devisees and legatees of said Decedent, are:

5 <u>NAME</u>	<u>AGE</u>	<u>RELATIONSHIP</u>	<u>ADDRESS</u>
6 MARLENE DUFOUR		Adult Daughter	207 Davis Avenue 7 Nampa, ID 83651-2006
8 RUTH BRAZILL		Adult Daughter	64609 E. Rosewood Saddle Brooke, AZ 85739
9 DIANE SCHMUCK		Adult Grand daughter	P.O. Box 607 10 Grand Lake, CO 80447
11 AMI RIDER		Adult Grand daughter	16814 N. Waterford Way Nampa, ID 83687
12 NANCY CLARK		Adult Grand daughter	919 4 th Ave. North 13 Nampa, ID 83687

14 7. The following is a specific description of all the
15 Decedent's property located in the County of Eureka, State of
16 Nevada.

17 Lot 15, Block 12, of CRESCENT VALLEY RANCH AND
18 FARMS, INC., UNIT 1, according to the official
19 map thereof, filed in the office of the County
recorder of Eureka County on April 6, 1959, as
File No. 34081.

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

24 Commonly known as 338 Third Street, Crescent
25 Valley, Nevada.

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27 Lot 6, Block 3, of CRESCENT VALLEY RANCH AND
28 FARMS, UNIT NO. 3 SUBDIVISION, according to
the official map thereof, filed in the office
of the County Recorder of Eureka County on

?

1 November 5, 1959, as File No. 34551.

2 EXCEPTING THEREFROM all petroleum, oil,
3 natural gas and products derived therefrom,
4 within or underlying said land or that may be
5 produced therefrom, and all rights thereto, as
6 reserved by SOUTHERN PACIFIC LAND COMPANY in
7 deed recorded September 24, 1951, in Book 24,
8 Page 168, Deed Records, Eureka County, Nevada.

9 Commonly known as 226 Cobble Lane, Eureka
10 County, Nevada.

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12 TOGETHER WITH any buildings or improvements
13 located thereon.

14 TOGETHER WITH all and singular the tenements,
15 hereditaments, easements, and appurtenances
16 thereunto belonging or in anywise
17 appertaining, and the reversions, remainders,
18 rents, issues and profits thereof, or of any
19 part thereof.

20 8. The interest in the above-described property was the
21 sole and separate property of the Decedent, **ELEANOR TRACY JACOBSON**
22 aka **ELEANOR JACOBSON**.

23 9. There are no liens or encumbrance on the real
24 property other than accruing taxes.

25 10. All debts, charges and expenses of the last illness
26 and funeral expenses of the Decedent have been paid.

27 11. **JAMES M. COPENHAVER, P.C.**, Attorney at law, Elko,
28 Nevada, has performed services for said Estate acting as and for
attorney for the Petitioner and is entitled to a fee in the sum of
\$775.00 plus costs advanced.

12. The property should be set aside to **MARLENE DUFOUR**,
as her sole and separate property.

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

1. Due and legal notice of the hearing of said Petition

1 to Set Aside Estate Without Administration pursuant to NRS 146.070
2 has been given to or waived by all persons interested in said
3 Estate or who are entitled to notice thereof for the time and in
4 the manner required by law.

5 2. The gross value of the estate after deducting any
6 encumbrances, does not exceed the sum of \$75,000.00, and that all
7 right, title and interest of the Deceased, **ELEANOR TRACY JACOBSON**
8 **aka ELEANOR JACOBSON** in and to the following real property was her
9 sole and separate property.

10 3. In accordance with NRS 146.070, all right, title and
11 interest of **ELEANOR TRACY JACOBSON aka ELEANOR JACOBSON**, Decedent,
12 in the following property is set aside to **MARLENE DUFOUR**, as her
13 sole and separate property.

14 Lot 15, Block 12, of CRESCENT VALLEY RANCH AND
15 FARMS, INC., UNIT 1, according to the official
16 map thereof, filed in the office of the County
recorder of Eureka County on April 6, 1959, as
File No. 34081.

17 EXCEPTING THEREFROM all petroleum, oil,
18 natural gas and products derived therefrom,
19 lying in or under said land as reserved by
SOUTHERN PACIFIC LAND COMPANY in deed recorded
20 in Book 64, Page 313, Deed Records, Lander
County, Nevada, and in Book 24, Page 168, Deed
Records, Eureka County, Nevada.

21 Commonly known as 338 Third Street, Crescent
Valley, Nevada.

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23 Lot 6, Block 3, of CRESCENT VALLEY RANCH AND
24 FARMS, UNIT NO. 3 SUBDIVISION, according to
25 the official map thereof, filed in the office
of the County Recorder of Eureka County on
November 5, 1959, as File No. 34551.

26 EXCEPTING THEREFROM all petroleum, oil,
27 natural gas and products derived therefrom,
28 within or underlying said land or that may be
produced therefrom, and all rights thereto, as

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Commonly known as 226 Cobble Lane, Eureka County, Nevada.

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TOGETHER WITH any buildings or improvements located thereon.

TOGETHER WITH all and singular the tenements, hereditaments, easements, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or of any part thereof.

4. In accordance with NRS. 146.070, the interests of **ELEANOR TRACY JACOBSON** aka **ELEANOR JACOBSON**, Decedent, in and to any and all other property, real or personal, of any name, nature, kind, character or description not herein above described, or which may be incorrectly described herein, which is within the jurisdiction of the Court, and does not cause the gross value of the estate less encumbrances to exceed \$75,000.00, is assigned and set aside to **MARLENE DUFOUR**, as her sole and separate property.

5. The attorney's fees in the sum of \$775.00 to **JAMES M. COPENHAVER, P.C.** and costs advanced are hereby approved and ordered paid.

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

DATED this 15th day of November, 2006.

SEVENTH JUDICIAL DISTRICT COURT
IN AND FOR COUNTY OF EUREKA
STATE OF NEVADA } SS
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 15th day of November, 2006.
County Clerk and Ex-Officio Court Clerk
Deputy Clerk

DISTRICT JUDGE - Dept. 1

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