

DOC # 0210813

10/19/2007

01:14 PM

Official Record

Recording requested By
BARBARA TORVINEN

Eureka County - NV

Mike Rebaletti - Recorder

Fee: \$18.00

Page 1 of 5

RPTT:

Recorded By: FES

Book- 0465 Page- 0163

APN# 05-690-02

Recording Requested by:

Name Barbara Torvinen

Address 225 Silver St.

City/State/Zip Elko, NV 89801



(Title of Document)

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

This cover page must be typed or printed.

Case No. PR-0701-129

Dept. No. 1

OCT 19 2007

Eureka County Clerk
BY *[Signature]* Deputy

IN THE DISTRICT COURT OF THE SIXTH JUDICIAL DISTRICT OF THE
STATE OF NEVADA, IN AND FOR THE COUNTY OF EUREKA

In the Matter of the Estate of:

IRMA AVERY,

Deceased.

ORDER SETTING ASIDE ESTATE

The above-entitled cause having come before this Court on the 19th day of October, 2007, the Court finds as follows:

1. That the estate of **IRMA AVERY** does not exceed \$75,000.00 in value as demonstrated in the attached Exhibit A which shows the assessed value of the property located in Eureka County as \$1,890.00.
2. That the other facts as stated in the Petition To Set Aside Of Estate Not Exceeding \$75,000.00 are true.
3. **IRMA AVERY** died on September 24, 2006, in Milwaukee, Wisconsin, but leaving real property in Eureka County, Nevada. Said legal description of such property is as set forth in a copy of the Grant Bargain and Sale Deed attached hereto as Exhibit A.
4. That Petitioner is the decedent's heir entitled to the estate.
5. That no liens or encumbrances appear of record against the property and no debts are due or exist, except that which will be paid by the Petitioner up to the equity value of the real property set aside to her herein.



debts are due or exist, except that which will be paid by the Petitioner up to the equity value of the real property set aside to her herein.

Good cause appearing therefor,

IT IS HEREBY ORDERED that the estate of the Decedent consisting of a parcel of real property in the County of Eureka, State of Nevada, more particularly described as:

40 acres more or less NE ¼ of the NW ¼, Section 5, Township 30N, Range 50 East.

1. Subject to the following:

Covenants, condition, restriction, reservations, easements, rights and/or rights of way of record affecting said property.

2. Reserving therefrom an easement of thirty (30) feet in width along all exterior boundaries for ingress and egress.

3. Excepting therefrom and reserving to Gregory D. Fox, Trustee for the Eugene A. Fox Trust, one hundred percent (100%) of all oil, gas, mineral and products derived therefrom within or underlying said land.

is set aside to TANYIA SCHIER, as the surviving heir of the Decedent.

SO ORDERED this 19 day of October, 2007.



STEVEN L. DOBRESCU
DISTRICT JUDGE

Submitted by:



BARBARA INAMA TORVIREN
Torviren & Torviren, Lawyers
Attorney for Petitioner



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RECORDED AT THE REQUEST OF
Gregory D. Fox
BOOK 145 PAGE 068

Order No. _____

Escrow No. _____

87 OCT -9 AM 10:43

WREN RECORDED, MAIL TO:
MR. and MRS. Lloyd Avery
P.O. Box 2245
Yountville, CA 94599

OFFICE OF RECORDS
EUREKA COUNTY, NEVADA
1112411
FEE \$ 5.00

Space above this line for recorder's use

112411

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
GREGORY D. FOX, Trustee to Eugene A. Fox Trust

do(es) hereby GRANT, BARGAIN and SELL to LLOYD AVERY AND IRMA (his wife)

the real property situate in the County of Eureka, State of Nevada, described as follows:

40 acres more or less NE1/4 of the NW1/4, Section 5, Township 30N, Range 5 East

1. Subject to the following: Covenants, conditions, restrictions, reservations, easements, rights and/or rights of way of record affecting said property.
2. Reserving therefrom an easement of thirty (30) feet in width along all exterior boundaries for ingress and egress.
3. Excepting therefrom and reserving to seller one hundred percent (100%) of all oil, gas, mineral and products derived therefrom within or underlying said land.

THIS PROPERTY WAS PURCHASED ON AN UNRECORDED CONTRACT OF SALE ON October 28, 1974, and is not a part of any subdivision.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated September 14, 1987

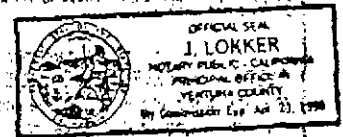
Gregory D. Fox
Gregory D. Fox, Trustee for the Eugene A. Fox Trust

STATE OF NEVADA (California)
County of Ventura

DOCUMENTARY TRANSFER TAX \$ 6.05
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED OR
COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES
REMAINING THEREON AT TIME OF SALE.
Gregory D. Fox
Notary of Declarant or Agent Accepting Title Therein

On September 14, 1987 personally appeared before me a Notary Public,
** GREGORY D. FOX **

who acknowledged that he executed the above instrument



Notary Public
4-25-90

BOOK 145 PAGE 68

COPY

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.

DISTRICT COURT, this 19th day of October 2007
 County Clerk and Ex-Officio Court Clerk
Donna J. Jensen Deputy Clerk