

DOC # 0213637

07/30/2009

01:34 PM

Official Record

Recording requested By
ROBERT J WINES PC

Eureka County - NV
Mike Rebaleati - Recorder

Fee: \$17.00

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RPTT

Recorded By: FES

Book- 0490 Page- 0044



0213637

APN: 005-040-08

After Recording Return To:

Name: Terrence Ian Richards

Address: 68650 Panorama Drive

City, State, Zip: Desert Hot Springs, CA 92240

Order to Set Aside Without Administration
(Title of Document)

NO.

FILED

JUL 17 2009

1 CASE NO. PR 0905-173

2 Dept. II

3 AFFIRMATION:

4 Pursuant to NRS239B.030 this document
5 does not contain a social security number

Eureka County Clerk
BY Shanna M. Canine Deputy

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

8
9 IN THE MATTER OF THE ESTATE OF
10 EMILY GOULD RICHARDS,

**ORDER TO SET ASIDE
WITHOUT ADMINISTRATION**

11 Deceased.

12 Petitioner, TERRENCE IAN RICHARDS, filed herein his Petition to Set Aside Without
13 Administration of Estate and Notice of Hearing of said Petition having been given as required by
14 law, the Court hereby finds:

15 1. That Petitioner is over the age of majority and is a resident of Desert Hot Springs,
16 California. Petitioner is over the age of majority. Petitioner has never been convicted of a felony.

17 2. That the above-named Deceased died intestate on September 4, 2007, in Westminster,
18 California, and at the time of her death, she was a resident of Westminster, California. A copy of
19 her Certificate of Death is attached to the Petition as Exhibit "1".

20 3. That Decedent's spouse predeceased her; Petitioner is the sole surviving child of the
21 Decedent; the names and addresses of the Decedent's surviving heirs-at-law are as follows:

22 NAME AND ADDRESS

RELATIONSHIP

23 Terrence Ian Richards
24 68650 Panorama Drive
Desert Hot Springs, CA 92240

Son

25 4. That at the time of Decedent's death, she left an Estate consisting of the following
26 described parcel of real property within the County of Eureka, State of Nevada; that the value of such
27 real property does not exceed the sum of \$100,000.00; that all of said Estate is within the jurisdiction
28 of the above entitled Court and more particularly described as follows:

1 TOWNSHIP 31 NORTH, RANGE 48 EAST, M.D.B.&M.

2 Section 21: SE¼ SE¼

3 TOGETHER WITH improvements situate thereon.

4 TOGETHER WITH the tenements, hereditament and appurtenances thereunto
5 belonging or in anywise appertaining, the reversion and reversion, remainder and
remainders, rents, issues and profits thereof.

6 APN: 005-040-08

7 5. That the property has a value of \$4,114.00. A copy of the Eureka County Assessor's
8 real property tax statement for Assessor's Parcel Number 005-040-08 is attached to the Petition as
9 Exhibit "2".

10 6. That Petitioner is informed and believes that, at the time of Decedent's death, there
11 were no liens or encumbrances of record against said parcel of real property.

12 7. That the Petition is made pursuant to NRS 134.050.

13 8. That Petitioner has engaged ROBERT J. WINES, PROF. CORP., to petition this
14 Court, and has incurred court costs and legal fees; this Court should order Petitioner to pay to
15 ROBERT J. WINES, PROF. CORP., a reasonable fee in the sum of \$700.00, which includes all
16 costs incurred.

17 9. That any and all other items of real or personal property hereinafter discovered with
18 a value less than \$100,000.00 should be set aside pursuant hereto without further order of this Court
19 to TERRENCE IAN RICHARDS.

20 NOW THEREFORE, it is hereby the Order of this Court that the total value of the Estate
21 does not exceed the sum of \$100,000.00, that the same shall not be administered upon, but shall be
22 assigned and set apart including hereinafter discovered items of real and personal property with a
23 value less than \$100,000.00, to TERRENCE IAN RICHARDS, and for a reasonable attorney fee,
24 including all costs incurred, of \$700.00, payable to ROBERT J. WINES, PROF. CORP.

25 DATED this 17th day of July, 2009.

26 Steve L. Dobrescu
27 DISTRICT JUDGE
28



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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
my office and that I have carefully compared the same with the
original.

WITNESS My Hand and Seal of said
DISTRICT COURT, this 17 day of July 2009

County Clerk and Ex-Officio Court Clerk

Joann M. Santwell Deputy Clerk



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State of Nevada
Declaration of Value

DOC # DV-213637

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Date

Eureka County - NV

Note

Mike Rebaleati - Recorder

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1. Assessor Parcel Number(s)

- a) 005-040-08
b) _____
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'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

3. Total Value/Sales Price of Property:

\$ _____

Deed in Lieu of Foreclosure Only (value of property)

\$ _____

Transfer Tax Value per NRS 375.010, Section 2:

\$ _____

Real Property Transfer Tax Due:

\$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 5

b. Explain Reason for Exemption: parent to child.

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 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 Robert J. Wines Capacity Attorney

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Emily Gould Richards
Address: 68650 Panorama Dr.
City: Desert Hot Springs
State: CA Zip: 92240

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Terrence Ian Richards
Address: 68650 Panorama Dr.
City: Desert Hot Springs
State: CA Zip: 92240

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Robert J. Wines, Prof. Corp.

Escrow # _____

Address: 687 6th Street, Suite 1

City: Elko

State: NV

Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)