

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- 517 Page- 0283

APN: 006-220-04

Recording Requested By:

Robert J. Wines, Prof. Corp.

Send Tax Statements To:

Name: John O. West & Watoina M. Downing

Address: 28150 Black Gold Way

City, State, Zip: Tehachapi, CA 93561

After Recording Return To:

Name: Robert J. Wines, Prof. Corp.

Address: 687 6th Street, Suite 1

City, State, Zip: Elko, NV 89801

Order to Set Aside Without Administration

(Title of Document)

Please complete Affirmation Statement below:

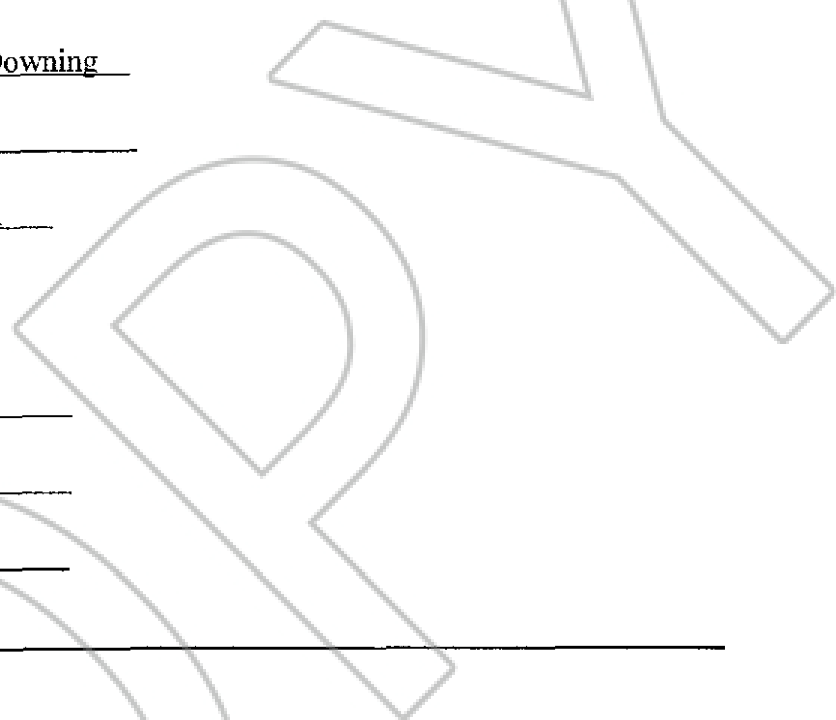
I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

- or -

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law: _____

DATED this 21st day of July, 2011.

Eric M. Morley
ERIC M. MORLEY, ESQ.



JUL 15 2011

Eureka County Clerk

By _____

1 CASE NO. PR-1106-211

2 Dept. II

3 AFFIRMATION:

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

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

9 IN THE MATTER OF THE ESTATE OF
10 RUBY A. BLACKWELL, a.k.a
RUBY ANN BLACKWELL

**ORDER TO SET ASIDE
WITHOUT ADMINISTRATION**

11 Deceased.

13 Petitioner, JOHN O. WEST, filed herein his Petition to Set Aside Without Administration
14 of Estate and Notice of Hearing of said Petition having been given as required by law, the Court
15 hereby finds:

16 1. That Petitioner is over the age of majority, and is a resident of Tehachapi, California.
17 Petitioner has never been convicted of a felony. The Petitioner is the surviving son of the above
18 named Deceased.

19 2. That the above-named Deceased died intestate on July 7, 2010, in Phelan, California
20 and at the time of her death, she was a resident of California. A copy of her Certificate of Death is
21 attached to the Petition as Exhibit "1" and incorporated by this reference.

22 3. That Decedent died leaving no spouse but two children; that the heirs-at-law of
23 Decedent and their respective relationship and address are as follows:

24 **NAME AND ADDRESS**

RELATIONSHIP

25 John O. West
26 28150 Black Gold Way
Tehachapi, CA 93561

Son

27 Watonia M. Downing
28 P.O. Box 290994
Phelan, CA 92329

Daughter

RECEIVED

JUL 06 2011

Eureka County
Clerk & Treasurer



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1 4. At the time of Decedent's death she owned an undivided interest in the following
2 described parcels of real property located in the County of Eureka, State of Nevada; that the value
3 of such real property does not exceed the sum of \$100,000.00; that all of said Estate is within the
4 jurisdiction of the above entitled Court and more particularly described as follows:

5 The Northeast quarter (NE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of Section Eight (8),
6 Township Twenty-Five (25) North, Range Fifty-Three (53) East, MDB & M,
7 containing Forty (40) acres more or less, according to the Official Plat of the Survey
of the Public Lands, as made by the United States Surveyor General of the District
of Nevada.

8 Also known as: T25N, R53E, Sec. 8 NE4NW4.

9 PROVIDED, that all mines of Gold, Silver, Copper, Lead, Cinnabar and other
10 valuable minerals which may exist in the said tract, EXCEPT GAS, COAL, OIL
AND OIL SHALES (Chap. 172, Stats. 1921); AND, also a right of way for ditches,
11 tunnels and Telephone and Transmission Lines constructed by authority of the United
States of America are hereby expressly RESERVED, in accordance with Patent No.
12 12782 of the State of Nevada, Dated May 16th, 1952, and recorded in the Official
Records of Eureka County, State of Nevada, June 25th, 1952.

13 TOGETHER WITH any and all buildings and improvements situate thereon.

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

16 SUBJECT to all exceptions, reservations, restrictions, restrictive covenants,
17 assessments, easements, rights and rights of way of record.

18 APN: 006-220-04

19 5. That Decedent's value in the described parcel of real property does not exceed the
20 sum of \$100,000.00. A copy of the Eureka County Assessor's Secured Property Detail for the above
21 parcel is attached to the Petition as Exhibit "2" and incorporated herein by reference; pursuant
22 thereto, the appraised value of the property is \$11,440.

23 6. Pursuant to NRS 134.090 if there is no surviving spouse and more than one child, the
24 Estate is distributed to the children, share and share alike.

25 7. That pursuant to the foregoing, the persons entitled to all of the property hereinabove
26 described are JOHN O. WEST and WATONIA M. DOWNING, share and share alike.

27 8. That Petitioner is informed and believes that, at the time of Decedent's death, she had
28 no outstanding debts in the State of Nevada.

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

10. That this Petition is made pursuant to NRS 146.070.

11. That Petitioner has engaged ROBERT J. WINES, PROF. CORP., to petition this Court, and will incur court costs and legal fees; this Court should order Petitioner to pay to ROBERT J. WINES, PROF. CORP., a reasonable fee in the sum of \$600.00, together with all costs incurred.

12. That any and all other items of real or personal property hereinafter discovered with a value less than \$100,000.00 should be set aside pursuant hereto without further order of this Court to JOHN O. WEST and WATONIA M. DOWNING, share and share alike.

NOW THEREFORE, it is hereby the Order of this Court that the total value of the Estate does not exceed the sum of \$100,000.00, that the same shall not be administered upon, but shall be assigned and set apart including hereinafter discovered items of real and personal property with a value less than \$100,000.00, to JOHN O. WEST and WATONIA M. DOWNING, share and share alike, and a reasonable attorney fee of \$600.00, be made payable to ROBERT J. WINES, PROF. CORP., together with all costs incurred.

DATED this 15 day of July, 2011.

15 Steve L. Dobrescu
DISTRICT JUDGE

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 15th day of July 20 11

County Clerk and Ex-Officio Court Clerk
Jeanne Carter Deputy Clerk