

**DOC # 0225083**

10/24/2013

01:14 PM

**Official Record**

Recording requested By  
GARNET C DEERE

**Eureka County - NV**

**Mike Rebaleati - Recorder**

Fee: \$20.00

Page 1 of 7

RPTT:

Recorded By: FES

Book- 556 Page- 0260



0225083

APN: 002-21-08

RECORDING REQUESTED BY:

**THOMAS A. COLLINS, ESQ.**

**410 California Avenue**

**Reno, NV 89509**

AFTER RECORDATION, RETURN TO  
AND SEND TAX STATEMENTS TO:

**PAUL A. AYERS**

**5712 Greenwich Road**

**Virginia Beach, VA 23462**

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**ORDER GRANTING ACCEPTANCE OF RECORD OF VALUE IN LIEU OF  
APPRAISEMENT AND SETTING ASIDE ESTATE WITHOUT ADMINISTRATION**

**(Title of Document)**

This page added to provide additional information required by NRS 111.312 Section 1-2.

1 **Case No.: PE8298**  
2 **Dept No.: I**

3 Thomas A. Collins, Esq.  
4 Nevada State Bar # 644  
5 410 California Avenue  
6 Reno, Nevada 89509  
7 (775) 322-6648

8 Attorney for Petitioner  
9 **AFFIRMATION** - The undersigned  
10 does hereby affirm that this  
11 document, and all exhibits which  
12 may be attached hereto, DOES NOT  
13 contain the Social Security Number  
14 of any person, pursuant to  
15 NRS 239B.030.

FILED

2013 SEP 16 AM 9:30

TANYA SCHEPPE  
COURT ADMINISTRATOR  
THIRD JUDICIAL DISTRICT

Andrea Andersen DEPUTY

16 **IN THE THIRD JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**  
17 **IN AND FOR THE COUNTY OF LYON**

18 \* \* \*

19 **IN THE MATTER OF THE ESTATE OF**  
20 **PEBBLE CARMELLA AYERS-RUSSELL**  
21 **aka PEBBLE C. AYERS-RUSSELL**  
22 **aka PEBBLE AYERS-RUSSELL**  
23 Deceased.

24 **ORDER GRANTING ACCEPTANCE OF RECORD OF VALUE IN LIEU OF**  
25 **APPRAISEMENT AND SETTING ASIDE ESTATE WITHOUT ADMINISTRATION**

26 **GARNET L. DEERE**, the Petitioner of the Estate of the above-named Decedent,  
27 filed with this Court her Petition To Accept Record Of Value In Lieu OF Appraisement  
28 And To Set Aside Estate Without Administration. She showed the Court the following:

1. The decedent, **PEBBLE CARMELLA AYERS-RUSSELL**, aka **PEBBLE C. AYERS-RUSSELL**, aka **PEBBLE AYERS-RUSSELL**, died testate on November 26, 2012, in Kansas City, Missouri. At the time of her death, she was a resident of the City of Fernley, County of Lyon, State of Nevada, and owned property located there

2. The Decedent's Last Will and Testament, dated January 13, 2012, on file herein, In ARTICLE V., the Petitioner, **GARNET L. DEERE**, is named as the Personal Representative. The Petitioner is to serve without bond.

///

///

THOMAS A. COLLINS  
ATTORNEY AND COUNSELOR AT LAW  
410 CALIFORNIA AVENUE  
RENO, NV 89509  
(775) 322-6648  
FAX (775) 322-6781



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ATTORNEY AND COUNSELOR AT LAW  
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RENO, NV 89509  
(775) 322-6648  
FAX (775) 322-6781

1 3. The only heirs and beneficiaries of the decedent are as follows:

2 **GARNET L. DEERE** - (Daughter/Petitioner - Adult)  
11913 N. Bellefontaine Ave, #270  
3 Kansas City, MO 64156

4 **GREGORY D. AYERS** - (Son - Adult)  
7628 LeBerthon Street  
5 Tujunga, CA 91042

6 **PAUL A. AYERS** - (Son - Adult)  
5712 Greenwich Road  
7 Virginia Beach, VA 23462

8 **GARRETT K. AYERS** - (Son - Adult)  
c/o **GREGORY D. AYERS** - (Guardian)  
9 7628 Le Berthon Street  
10 Tujunga, CA 91042

11 4. The only assets, subject to probate, in the County of Lyon, State of  
12 Nevada, which do not exceed \$100,000, are as follows:

13 (a). Real property, located at the common street address of 220 Cedar, Fernley, Nevada, more particularly described as follows (APN: 020-041-17): \$55,000.00\*  
(Appraised Value)

14  
15 LOT 16, IN BLOCK A, AS SHOWN ON THE OFFICIAL MAP OF  
16 LUCKY BEE SUBDIVISION, RECORDED IN THE OFFICIAL  
17 RECORDS OF LYON COUNTY, NEVADA ON JANUARY 13, 1964  
AS DOCUMENT NO. 87896, AND ON THE AMENDED PLAT  
RECORDED DECEMBER 3, 1965 AS DOCUMENT NO. 94033.

18 On file herein is a copy of a statement from Bank of America, Home Loans,  
19 dated May 9, 2013, that the balance owing on the outstanding mortgage, as of May 1,  
20 2013, is \$52,892.27.

21 (b). A piece of property, located in Storey County, Nevada, (APN: 001-0135-03), the East 30 feet of Lots 2 and  
22 3, Block 180, Range H, Virginia City, as shown on the official  
23 plat map of Virginia City, Storey County, State of Nevada. \$1,200.00\*

24 Due to the low value of this asset, the Petitioner requested that the record of value,  
25 from the Storey County Assessor of \$1,200.00, be accepted by the Court in lieu of an  
26 appraisalment, pursuant to N.R.S 144.020.4.

27 ///

28 ///



THOMAS A. COLLINS  
ATTORNEY AND COUNSELOR AT LAW  
410 CALIFORNIA AVENUE  
RENO, NV 89509  
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1 (c). Property, located in the County of Eureka, \* - \$2,860.00  
2 State of Nevada, (APN: 002-21-08), more particularly  
described as follows:

3 Lot 3, Block 6, of CRESCENT VALLEY RANCH FARMS, INC.,  
4 UNIT NO. 1, according to the official map thereof, filed in  
the office of the County Recorder of Eureka County on April 6,  
5 1959, as File No. 34081.

6 EXCEPTING THEREFROM all petroleum, oil, natural gas  
and products derived therefrom lying in and under said land  
7 as reserved by SOUTHERN PACIFIC LAND COMPANY, in  
deed recorded September 24, 1951, in Book 24, Page 168,  
Deed Records, Eureka County, Nevada.

8 The Petitioner requested that the record of value, from the Eureka County  
9 Assessor, (property taxable value: 2012 - 2013 = \$2,860.00), be accepted by the Court  
10 in lieu of an appraisal, pursuant to N.R.S 144.020.4.

12 (d). Frontier Financial Credit Union (xxxx7-009): \$4,780.91  
13 (i) Savings - \$3,051.00  
(ii) Checking - \$1,729.91

14 (e). 2003, Chrysler PT Cruiser \$1,275.00  
15 VIN: 3C4FY48BX32656052  
(NADA GUIDES 7/9/13)

16 5. The value of the assets of the Decedent are well under \$100,000.00.  
17 Accordingly, the Petitioner requested that the Court enter an Order accepting the  
18 Assessor's Value for the properties located in Storey and Eureka Counties, pursuant to  
19 N.R.S 144.020.2 and Setting Aside the assets of the Decedent in accordance with  
20 ARTICLE III, of the Last Will and Testament of the Decedent, as follows:

21 (a). Subparagraph A: The real property, located at 1820 Citron, Reno,  
22 County Washoe, Nevada, 89512. This property was in joint tenancy with the  
23 designated beneficiary, **GREGORY D. AYERS**, and therefore does not need to be  
24 probated.

25 ///

26 ///

27 ///

28 ///

THOMAS A. COLLINS  
ATTORNEY AND COUNSELOR AT LAW  
410 CALIFORNIA AVENUE  
RENO, NV 89509  
(775) 322-6648  
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1 (b). Subparagraph B: The real property, located at 220 E. Cedar Street,  
2 Fernley, Lyon County, Nevada, 89408, (APN: 020-041-17) more particularly  
3 described as follows:

4 LOT 16, IN BLOCK A, AS SHOWN ON THE OFFICIAL MAP OF  
5 LUCKY BEE SUBDIVISION, RECORDED IN THE OFFICIAL  
6 RECORDS OF LYON COUNTY, NEVADA ON JANUARY 13, 1964  
7 AS DOCUMENT NO. 87896, AND ON THE AMENDED PLAT  
8 RECORDED DECEMBER 3, 1965 AS DOCUMENT NO. 94033.

9 Be distributed to **GARNET L. DEERE.**

10 (c). Subparagraph C: The real property, located in Storey County,  
11 Nevada, (APN: 001-0135-03), the East 30 feet of Lots 2 and 3, Block 180, Range  
12 H, Virginia City, as shown on the official plat map of Virginia City, Storey County,  
13 State of Nevada, be distributed to **GREGORY D. AYERS.**

14 (d). Subparagraph D: The real property, located in the County of  
15 Eureka, State of Nevada, (APN: 002-21-08), more particularly described as follows:

16 Lot 3, Block 6, of CRESCENT VALLEY RANCH FARMS, INC.,  
17 UNIT NO. 1, according to the official map thereof, filed in the  
18 office of the County Recorder of Eureka County on April 6,  
19 1959, as File No. 34081.

20 EXCEPTING THEREFROM all petroleum, oil, natural gas  
21 and products derived therefrom lying in and under said land  
22 as reserved by SOUTHERN PACIFIC LAND COMPANY, in  
23 deed recorded September 24, 1951, in Book 24, Page 168,  
24 Deed Records, Eureka County, Nevada

25 Be distributed to **PAUL A. AYERS.**

26 (e). Subparagraph E: The 2003, Chrysler PT Cruiser,  
27 VIN: 3C4FY48BX32656052 to be distributed to **PAUL A. AYERS.**

28 (f). Subparagraph F: The 1986, Mazda Pick Up Truck,  
VIN: JM2UF2116G0545287, was designated to be distributed to **PAUL A. AYERS.**  
Upon research this was discovered to be in the name of her deceased husband,  
**GERALD F. RUSSELL.** The heirs of **GERALD F. RUSSELL** have indicated that

THOMAS A. COLLINS  
ATTORNEY AND COUNSELOR AT LAW  
410 CALIFORNIA AVENUE  
RENO, NV 89509  
(775) 322-6648  
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1 they would like to have the pick up and therefore **PAUL A. AYERS** has  
2 relinquished claim to this item.

3  
4 (g). Bank accounts at Bank of America were in held jointly between the  
5 Decedent and the Petitioner, therefore it is not part of the probate estate.

6  
7 (h). Frontier Financial Credit Union Accounts (xxxx7-009), are to be  
8 distributed to **GARNET L. DEERE**, consisting of the following accounts:

- 9 (i) Savings - \$3,051.00  
10 (ii) Checking - \$1,729.91

11 (i). **ARTICLE IV, RESIDUARY ESTATE**, bequests an residual to  
12 **GREGORY D. AYERS, PAUL A. AYERS**, and **GARNET L. DEERE**. There is no  
13 known residual estate to be distributed.

14 6. There are no known debts of the decedent.

15 7. The Attorney, THOMAS A. COLLINS, is being paid outside of the Estate.

16 8. Based upon the foregoing, the Petitioner requested an order as follows:

17  
18 Good Cause Appearing, IT IS HEREBY ORDERED, as follows:

- 19 1. That Notice was given as required by statute.  
20 2. That the gross value of the Estate, less encumbrances, does not exceed  
21 \$100,000.00 at the date of death of the decedent.  
22 3. That, this court hereby accepts the record of values for the properties  
23 located in Eureka and Storey Counties in lieu of appraisalment;  
24 4. That the decedent's estate is set aside, in accordance with her Last Will  
25 and Testament, dated January 13, 2013, as follows:

26 (A). Setting Aside to **GARNET L. DEERE** the following items:

27 (i). The real property, located at 220 E. Cedar Street, Fernley,  
28 Lyon County, Nevada, 89408, (APN: 020-041-17) more particularly  
described as follows:



THOMAS A. COLLINS  
ATTORNEY AND COUNSELOR AT LAW  
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RENO, NV 89509  
(775) 322-6648  
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1 LOT 16, IN BLOCK A, AS SHOWN ON THE OFFICIAL MAP  
2 OF LUCKY BEE SUBDIVISION, RECORDED IN THE  
3 OFFICIAL RECORDS OF LYON COUNTY, NEVADA ON  
4 JANUARY 13, 1964 AS DOCUMENT NO. 87896, AND ON  
5 THE AMENDED PLAT RECORDED DECEMBER 3, 1965 AS  
6 DOCUMENT NO. 94033.

7 (ii). The Frontier Financial Credit Union Account (xxxx7-009),  
8 consisting of the following accounts:

- 9 (a) Savings - \$3,051.00  
10 (b) Checking - \$1,729.91

11 (B). Setting Aside to **GREGORY D. AYERS** the following item:

12 (i). The real property, located in Storey County, Nevada, (APN:  
13 001-0135-03), the East 30 feet of Lots 2 and 3, Block 180, Range H,  
14 Virginia City, as shown on the official plat map of Virginia City, Storey  
15 County, State of Nevada.

16 (C). Setting Aside to **PAUL A. AYERS** the following items:

17 (i). The real property, located in the County of Eureka, State of  
18 Nevada, (APN: 002-21-08), more particularly described as follows:

19 Lot 3, Block 6, of CRESCENT VALLEY RANCH FARMS,  
20 INC., UNIT NO. 1, according to the official map thereof, filed  
21 in the office of the County Recorder of Eureka County on April  
22 6, 1959, as File No. 34081.

23 EXCEPTING THEREFROM all petroleum, oil, natural gas  
24 and products derived therefrom lying in and under said  
25 land as reserved by SOUTHERN PACIFIC LAND COMPANY,  
26 in deed recorded September 24, 1951, in Book 24, Page 168,  
27 Deed Records, Eureka County, Nevada.

28 (ii). The 2003, Chrysler PT Cruiser, VIN: 3C4FY48BX32656052

IT IS SO ORDERED this 16<sup>th</sup> day of September, 2013

CERTIFIED COPY

The document to which this certificate is  
attached is a full, true and correct copy of  
the original on file and of record in my office.

Date: September 16, 2013

Tanya Soeinne, Court Administrator  
Third Judicial District Court of the State  
of Nevada, in and for Lyon County.

By: Andrea Andersen  
Deputy

William J. Rogers  
DISTRICT JUDGE



STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-225083  
10/24/2013 01:14 PM  
Official Record

- 1. Assessor Parcel Number(s)
  - a) APN: 002-21-08
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

Recording requested By  
GARNET C DEERE

Eureka County - NV  
Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$20.00  
Recorded By: FES RPTT:  
Book- 556 Page- 0260

- 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 \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

DATE OF RECORDING: \_\_\_\_\_

NOTES: \_\_\_\_\_

- 3. Total Value/Sales Price of Property: \$ 2860.<sup>00</sup>
- Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_
- Transfer Tax Value: \$ \_\_\_\_\_
- Real Property Transfer Tax Due: \$ 0

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section # 5
  - b. Explain Reason for Exemption: Transfer Son presentant to will

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 [Signature] Capacity grantee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Pebble C. Ayers (Deceased)

Address: 11413 N. Bellefontaine

City: Kansas City

State: MO Zip: 64156

Print Name: Paul A Ayers

Address: 5712 Greenwich Rd

City: Virginia Beach

State: VA Zip: 23462

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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