

003-332-01, 003-334-01, 003-336-01, 003-338-01,
002-022-11, 003-345-04, 003-346-03, 003-347-01, 003-348-01
003-349-01, 003-351-01, 003-352-01, 003-353-03, 003-354-01,
003-355-01, 003-356-01, 003-357-01, 003-358-01, 003-359-01,
003-361-01, 003-362-01, 003-363-01, 003-364-01, 003-365-01,
APN# 003-366-01, 003-367-01, 003-368-01, 003-369-01,
003-371-01, 003-372-01, 003-373-01, 003-374-01, 003-375-01,
003-376-01, 003-377-01, 003-378-01, 003-379-01

Recording Requested by:

Name: ARRASCADA & ARAMINI, Ltd.

Address: 145 Ryland Street

City/State/Zip: RENO, NV 89501

When Recorded Mail to:

Name: ISABEL G. WALKER

Address: 980 LEPORT Way

City/State/Zip: SPARKS, NV 89431

Mail Tax Statement to:

Name: ISABEL G. WALKER

Address: 980 LEPORT Way

City/State/Zip: SPARKS, NV 89431

DOC # 0233016

06/05/2017

03:52 PM

Official Record

Recording requested By
ARRASCADA & ARAMINI LTD

Eureka County - NV

Lisa Hoehne - Recorder

Fee: \$20.00

Page 1 of 7

RPTT:

Recorded By: CH

Book- 601 Page- 0286



0233016

(for Recorder's use only)

ORDER SETTING ASIDE ESTATE 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:

(State specific law)

Christine A. Aramini
Signature

Attorney
Title

Christine A. Aramini
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2
and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

1 Code No. 3240

2
3
4
5
6 IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF WASHOE

8 IN THE MATTER OF THE
9 ESTATE OF

Case No.: PR17-00168

Dept. No.: PR

10 SONNIE SAMUEL WALKER aka
11 S.S. WALKER aka SONIA S. WALKER,

12 Deceased.
13

14 **ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION**

15 The Court, having reviewed the Petition to Set Aside Estate Pursuant to 146.070, filed by
16 Petitioner, ISABEL G. WALKER, and it appearing due and lawful notice of the hearing was given
17 according to law, said Petition having come before the Court on this date, the Court having considered
18 said Petition, the representations of counsel, the file herein, and good cause appearing therefor, the
19 Court finds as follows:

20 1. SONNIE SAMUEL WALKER aka S.S. WALKER aka SONIA S. WALKER died on
21 the 17th day of February, 2016 in the Republic of the Philippines. At the time of Decedent's death he
22 was a resident of Washoe County and owned real property in the County of Eureka, State of Nevada.

23 2. Upon information and belief, Decedent died with an executed Last Will and Testament,
24 but the Will is not valid.

25 3. Decedent is survived by his spouse, ISABEL G. WALKER.

26 3. The Petition to Set Aside was filed at least 30 days after Decedent's death.

27 4. There are no outstanding debts of this estate due and owing.

28 5. Decedent's remaining property situated in the State of Nevada that is subject to the
jurisdiction of this Court consists of the real property described below, the accumulated gross value of
which is \$75,786.00 and, therefore, does not exceed One Hundred Thousand Dollars (\$100,000.00).



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1 6. CHRISTINE ARRASCADA ARAMINI, ESQ. of the Law Firm of ARRASCADA &
2 ARAMINI, LTD., expended a total of 8.75 hours at \$300.00 per hour in legal fees to the estate for a
3 total of \$2,625.00. That CHRISTINE ARRASCADA ARAMINI, ESQ., is also entitled to
4 reimbursement for costs in the total amount of \$384.50.

5 7. Pursuant to NRS 146.070(3), the assets of the estate of SONNIE SAMUEL WALKER
6 aka S.S. WALKER aka SONIA S. WALKER shown herein shall be set aside unto ISABEL G.
7 WALKER, surviving spouse.

8 Based on the foregoing findings, IT IS HEREBY ORDERED that:

9 1. Due and lawful notice of the Petition to Set Aside Estate Pursuant to NRS 146.070 was
10 given to the Decedent's heirs, devisees and legatees pursuant to NRS 146.070 and 155.010.

11 2. The gross value of the Decedent's estate does not exceed One Hundred Thousand
12 Dollars (\$100,000.00) and shall be set aside according to the provisions of NRS 146.070(3) to
13 Decedent's surviving spouse, ISABEL G. WALKER.

14 3. That the Estate of Decedent consists of the real property set forth herein:

15 A. All that certain lot, piece or parcel of land situate, lying and being in the county of Eureka,
16 State of Nevada and more particularly described as follows, to-wit:

17 The Southwest quarter of the Northwest quarter, Section 9, T 29 N, R 48 E, M.D.B.&M.,
18 as per government survey.

19 RESERVING THEREFROM an easement of 30 feet along all boundaries for ingress
20 And egress, with power to dedicate.

21 Subject to: 1. Taxes due not heretofore paid.

22 2. Covenants, conditions, restrictions, reservations, easements, rights
23 and/or rights of record.

24 APNs: 003-332-01
25 003-334-01
26 003-336-01
27 003-338-01

28 B. All that certain real property situate in the County of Eureka, State of Nevada,
That is described as follows:

Lot 5 in Block 5, of CRESCENT VALLEY RANCH & FARMS,
UNIT NO. 1 as per map recorded in said County as File No. 34081.



1 APN: 002-022-11

2 C. All that certain lot, piece or parcel of land situate, lying and being in the County
3 Of Eureka, State of Nevada and more particularly described as follows, to-wit:

4 SOUTHWEST ¼ of Section 9, Township 29 North Range 48 East M.D. B. & M.

5 APN 003-345-04

6 003-346-03

7 003-347-01

8 003-348-01

9 003-349-01

10 003-351-01

11 003-352-01

12 003-353-03

13 003-354-01

14 003-355-01

15 003-356-01

16 003-357-01

17 003-358-01

18 003-359-01

19 003-361-01

20 003-362-01

21 003-363-01

22 003-364-01

23 003-365-01

24 003-366-01

003-367-01

003-368-01

003-369-01

003-371-01

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003-377-01

003-378-01

003-379-01

25 together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,
26 and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; together
27 with all water and water rights, ditches and ditch rights, and mineral rights appurtenant thereto or used
28



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1 in connection therewith and is hereby set aside and conveyed to ISABEL G. WALKER, surviving
2 spouse and an unmarried woman, as her sole and separate property.

3 5. That Petitioner is directed to pay to CHRISTINE ARRASCADA ARAMINI, ESQ. of
4 the Law Firm of ARRASCADA & ARAMINI, LTD., \$2,625.00 in legal fees and \$384.50 for
5 associated costs of filing the Petition to Set Aside the Estate Without Administration.
6

7 IT IS SO RECOMMENDED this 4th day of May, 2017.
8

9 Robin Whipple
10 PROBATE COMMISSIONER

11 IT IS SO ORDERED this 4th day of May, 2017.
12

13 D. A. King
14 DISTRICT JUDGE
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1 **CERTIFICATE OF SERVICE**

2 CASE NO. PR17-00168

3 Pursuant to NRCP5(b), I certify that I am an employee of the SECOND JUDICIAL
4 DISTRICT COURT of the STATE OF NEVADA, COUNTY OF WASHOE; that on the 4th day
5 of May, 2017, I electronically filed the **ORDER SETTING ASIDE ESTATE WITHOUT**
6 **ADMINISTRATION** with the Clerk of the Court by using the ECF system.

7
8 I further certify that I transmitted a true and correct copy of the foregoing document by the
9 method(s) noted below:

10
11 **Electronically filed with the Clerk of the Court by using the ECF system which will send a**
12 **notice of electronic filing to the following:**

13
14 CHRISTINE ARAMINI, ESQ. for ISABEL G. WALKER

15
16 
17 Beth Hemmila

COPY

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: MAY 31 2017

JACQUELINE BRYANT, Clerk of the Second Judicial District Court, in and for the County of Washoe, State of Nevada.

By *JLB* Deputy



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STATE OF NEVADA
DECLARATION OF VALUERecording requested By
ARRASCADA & ARAMINI LTD

Eureka County - NV

Lisa Hoehne - Recorder

Page 1 of 1 Fee: \$20.00

Recorded By: CH RPTT:

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1. Assessor Parcel Number (s)

- a) 003-332-01, 003-334-01, 003-336-01, 003-338-01
 b) 003-345-04, 003-346-03, 003-347-01, 003-348-01, 003-349-01
 c) 003-352-01, 003-353-03, 003-354-01, 003-355-01, 003-356-01, 003-357-01
 d) 003-358-01, 003-359-01, 003-361-01, 003-362-01, 003-363-01, 003-364-01, 003-365-01
003-366-01, 003-367-01, 003-368-01, 003-369-01, 003-371-01, 003-372-01, 003-373-01, 003-374-01,
003-375-01, 003-376-01, 003-377-01, 003-378-01

2. Type of Property: 003-379-01

- | | |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY

Notes: _____

3. Total Value/Sales Price of Property:

\$75,786.00

Deed in Lieu of Foreclosure Only (value of property) \$

Transfer Tax Value: \$

Real Property Transfer Tax Due: \$

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 3

b. Explain Reason for Exemption: _____

transfer pursuant to court order setting aside estate to surviving spouse

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 Christina A. Aramini Capacity Attorney

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: The Estate of Sonnie S. Walker
 Address: 980 Lepori Way
 City: Sparks
 State: NV Zip: 89431

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Isabel G. Walker
 Address: 980 Lepori Way
 City: Sparks
 State: NV Zip: 89431

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Arrascada & Aramini, Ltd.

Escrow # _____

Address: 145 Ryland StreetCity: RenoState: NVZip: 89501

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)