

APN # APN 001-194-05

Recording Requested By:

Name RICHARD LANDERS

Address 561 OLD FERRY RD.

City/State/Zip Shady Cove, OR.

EUREKA COUNTY, NV

Rec:\$35.00

Total:\$35.00

RICHARD LANDERS

2018-235190

05/29/2018 09:30 AM

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LISA HOEHNE, RECORDER

Order Setting Aside Estate
(Title of Document)

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

NO. _____
FILED
MAY 11 2015
Eureka County Clerk
By *D. Rodberry*

1 CASE NO. PR 1412-320
2 DEPT. NO. 1
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4
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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 P.J. BENET DAVIS, aka
11 P.J. BENET-DAVIS, aka
12 PHYLLIS JEAN BURNETT BENET-
13 DAVIS,

Deceased.

ORDER SETTING
ASIDE ESTATE WITHOUT
ADMINISTRATION PURSUANT TO
N.R.S. 146.070

14 RICHARD LANDERS, having filed his verified Petition on December 18, 2014,
15 to set aside the above entitled estate without administration, and notice of the
16 hearing of said petition having been duly given as required by law, the Court hereby
17 finds:

- 18 1. PHYLLIS JEAN BURNETT BENET-DAVIS died in Salt Lake City, Utah, on
19 August 11, 2014. Decedent was, on the date of her death, a resident of
20 Eureka County, Nevada, over the age of majority and left real property in
21 the State of Nevada.
- 22 2. The Decedent died testate having a Last Will and Testament.
- 23 3. Decedent's real property in the State of Nevada is located in Eureka
24 County, Nevada, consisted of the following:
 - 25 A. An undivided one-half interest in and to the real property known
26 as APN 001-194-05, being Parcel No. 1, as shown on that
27 certain Parcel map for Jack Scott Burnett, filed in the Office of
28 the County Recorder of Eureka County, State of Nevada, on
June 20, 1990, as File No. 132576, being a portion of Section
24, Township 19 North, Range 53 East, MDB&M.

1 B. An undivided twenty-five percent (25%) interest in and to the
2 real property known as APN 001-194-04, being Parcel No. 2, as
3 shown on that certain Parcel Map for Jack Scott Burnett, filed in
4 the Office of the County Recorder of Eureka County, State of
5 Nevada, on June 20, 1990, as File No. 132576, being a portion
6 of Section 24, Township 19 North, Range 53 East, MDB&M.

- 7 4. Decedent also had an account with Northrop Grumman Federal Credit
8 Union in Gardena, California, in the approximate amount of \$13,000.00.
9 5. The estimated total value of the property as of the date of Decedent's
10 death does not exceed \$100,000.00.
11 6. There are no liens or encumbrances of record against the property.
12 7. There are no debts, obligations or claims against the Decedent known to
13 Petitioner.
14 8. The property described above belonging to the Decedent should be
15 distributed as follows:
16 a. One-half interest in and to Parcel No. 1, as shown on that
17 certain Parcel map for Jack Scott Burnett, filed in the Office of
18 the County Recorder of Eureka County, State of Nevada, on
19 June 20, 1990, as File No. 132576, being a portion of Section
20 24, Township 19 North, Range 53 East, MDB&M, be set aside to
21 Decedent's daughter, SHEILAH E. GREEN;
22 b. Twenty-five percent (25%) interest in and to Parcel No. 2, as
23 shown on that certain Parcel Map for Jack Scott Burnett, filed in
24 the Office of the County Recorder of Eureka County, State of
25 Nevada, on June 20, 1990, as File No. 132576, being a portion
26 of Section 24, Township 19 North, Range 53 East, MDB&M, be
27 set aside to Decedent's spouse, RICHARD LANDERS; and
28 c. Account at Northrop Grumman Federal Credit Union in Gardena,
California, be set aside to Decedent's spouse, RICHARD
LANDERS.

1 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED
2 that decedent's estate in the State of Nevada in and to the property described above
3 should be distributed as follows:

- 4 a. One-half interest in and to Parcel No. 1, as shown on that certain Parcel
5 map for Jack Scott Burnett, filed in the Office of the County Recorder of
6 Eureka County, State of Nevada, on June 20, 1990, as File No. 132576,
7 being a portion of Section 24, Township 19 North, Range 53 East,
8 MDB&M, be set aside to Decedent's daughter, SHEILAH E. GREEN;
- 9 b. Twenty-five percent (25%) interest in and to Parcel No. 2, as shown on
10 that certain Parcel Map for Jack Scott Burnett, filed in the Office of the
11 County Recorder of Eureka County, State of Nevada, on June 20, 1990,
12 as File No. 132576, being a portion of Section 24, Township 19 North,
13 Range 53 East, MDB&M, be set aside to Decedent's spouse, RICHARD
14 LANDERS; and
- 15 c. Account at Northrop Grumman Federal Credit Union in Gardena,
16 California, be set aside to Decedent's spouse, RICHARD LANDERS.

17 DATED MAY 8th, 2015.

18
19 By: [Signature]
20 DISTRICT JUDGE, DEPARTMENT 1
21
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23
24

25 SEVENTH JUDICIAL DISTRICT COURT } SS
IN AND FOR COUNTY OF EUREKA
STATE OF NEVADA

26 I, the Undersigned COUNTY CLERK and Ex-Officio
27 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.

28 DISTRICT COURT, this 8th day of October, 2015
Beverly Conley
County Clerk and Ex-Officio Court Clerk
[Signature] Deputy Clerk