

EUREKA COUNTY, NV

2018-235190

Rec:\$35.00

Total:\$35.00

05/29/2018 09:30 AM

RICHARD LANDERS

Pgs=4

APN # APN 001-194-05

Recording Requested By:

Name RICHARD LANDERS

Address 561 OLD FERRY RD.

City/State/Zip Shady Cove, ORE.



00001619201802351900040048

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  
3  
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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,  
14 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.

6 4. Decedent also had an account with Northrop Grumman Federal Credit  
7 Union in Gardena, California, in the approximate amount of \$13,000.00.

8 5. The estimated total value of the property as of the date of Decedent's  
9 death does not exceed \$100,000.00.

10 6. There are no liens or encumbrances of record against the property.

11 7. There are no debts, obligations or claims against the Decedent known to  
12 Petitioner.

13 8. The property described above belonging to the Decedent should be  
14 distributed as follows:

15 a. One-half interest in and to Parcel No. 1, as shown on that  
16 certain Parcel map for Jack Scott Burnett, filed in the Office of  
17 the County Recorder of Eureka County, State of Nevada, on  
18 June 20, 1990, as File No. 132576, being a portion of Section  
19 24, Township 19 North, Range 53 East, MDB&M, be set aside to  
20 Decedent's daughter, SHEILAH E. GREEN;

21 b. Twenty-five percent (25%) interest in and to Parcel No. 2, as  
22 shown on that certain Parcel Map for Jack Scott Burnett, filed in  
23 the Office of the County Recorder of Eureka County, State of  
24 Nevada, on June 20, 1990, as File No. 132576, being a portion  
25 of Section 24, Township 19 North, Range 53 East, MDB&M, be  
26 set aside to Decedent's spouse, RICHARD LANDERS; and

27 c. Account at Northrop Grumman Federal Credit Union in Gardena,  
28 California, be set aside to Decedent's spouse, RICHARD  
LANDERS.

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

- a. One-half interest in and to Parcel No. 1, as shown on that certain Parcel map for Jack Scott Burnett, filed in the Office of 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, be set aside to Decedent's daughter, SHEILAH E. GREEN;
- b. Twenty-five percent (25%) interest in and to Parcel No. 2, as shown on that certain Parcel Map for Jack Scott Burnett, filed in the Office of 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, be set aside to Decedent's spouse, RICHARD LANDERS; and
- c. Account at Northrop Grumman Federal Credit Union in Gardena, California, be set aside to Decedent's spouse, RICHARD LANDERS.

DATED MAY 8<sup>th</sup>, 2015.

By: [Signature]  
DISTRICT JUDGE, DEPARTMENT 1

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 8<sup>th</sup> WITNESS My Hand and Seal of said  
day of October 2015

Beverly Conley  
County Clerk and Ex-Officio Court Clerk

[Signature] Deputy Clerk