

APN # See Below

Recording Requested By:

Name ARRASCADA & ARAMINI, PLLC.

Address 145 RYLAND STREET

City/State/Zip RENO, NV 89501

EUREKA COUNTY, NV
LAND-USE
Rec: \$35.00
Total: \$35.00

2019-239987
12/30/2019 02:36 PM
Pgs=9

ARRASCADA & ARAMINI PLLC



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LISA HOEHNE, CLERK RECORDER

ORDER SETTING ASIDE ESTATE
WITHOUT ADMINISTRATION PURSUANT TO NRS 146.070(3)
(Title of Document)

APN's: 003-332-01	003-357-01	003-367-01
003-334-01	003-358-01	003-368-01
003-336-01	003-359-01	003-369-01
003-338-01	003-374-01	003-371-01
003-339-01	003-375-01	003-372-01
002-022-11	003-376-01	003-373-01
003-345-04	003-377-01	
003-346-03	003-378-01	
003-347-01	003-379-01	
003-348-01	003-361-01	
003-349-01	003-362-01	
003-351-01	003-363-01	
003-352-01	003-364-01	
003-353-03	003-365-01	
003-354-01	003-366-01	
003-355-01		
003-356-01		

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

1 **3240**

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4
5
6 **IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
7 **IN AND FOR THE COUNTY OF WASHOE**
8

9 In the Matter of the Estate of:

Case No. PR19-00559

10 ISABEL GAERLAN WALKER
11 aka ISABEL G. WALKER,

Dept. PR

12 Deceased.
13 _____/

14
15 **ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION PURSUANT TO**
16 **NRS 146.070(3)**

17 The Court, having reviewed the *Petition to Set Aside Estate Pursuant to*
18 *146.070*, filed by Petitioner, JUDY GAERLAN BINGER, and it appearing due and
19 lawful notice of the hearing was given according to law, said Petition having come
20 before the Court on this date, the Court having considered said Petition, the
21 representations of counsel, the file herein, and good cause appearing therefore,
the Court finds as follows:

22 1. That ISABEL GAERLAN WALKER aka ISABEL G. WALKER died the
23 29th day of May 2019 in the Republic of the Philippines. At the time of Decedent's

1 death she was a resident of Washoe County and owned real property in the
2 County of Eureka, State of Nevada.

3 2. Decedent died with a validly executed Last Will and Testament dated
4 the 13th day of April, 2017.

5 3. Decedent is survived by her four adult children. R VIC GAERLAN,
6 JUDY GAERLAN BINGER, and EVELYN A OGAY.

7 4. The Petition To Set Aside was filed at least 30 days after Decedent's
8 death.

9 5. There are no outstanding debts or creditors of this estate due and
10 owing.

11 6. Decedent's remaining property situated in the State of Nevada that is
12 subject to the jurisdiction of this court consists of the real property described
13 below, the accumulated gross value of which is \$77,474.00 and, therefore, does
14 not exceed One Hundred Thousand Dollars (\$100,000.00).

15 7. That CHRISTINE ARRASCADA ARAMINI, ESQ. of the Law Firm of
16 ARRASCADA & ARAMINI, PLLC., expended a total of 3.0 hours at \$300.00 per
17 hour in legal fees for a total of \$900.00 in legal fees. That CHRISTINE
18 ARRASCADA ARAMINI, ESQ., is also entitled to reimbursement for costs in the
19 total amount of \$314.50.

20 8. Pursuant to NRS 146.070, and the Last Will and Testament of
21 ISABEL G. WALKER, the assets of the estate of ISABEL G. WALKER shown herein
22 shall be set aside unto her adult children, R VIC GAERLAN, JUDY GAERLAN
23 BINGER, and EVELYN A OGAY, in equal shares.

1 **WHEREFORE, IT IS HEREBY ORDERED** that:

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

5 2. Decedent died with a validly executed Last Will and Testament.

6 3. That no creditors of this estate exist.

7 4. The gross value of the Decedent's estate does not exceed One
8 Hundred Thousand Dollars (\$100,000.00) and shall be set aside according to
9 Last Will and Testament of ISABEL G. WALKER to Decedent's adult children, R
10 VIC GAERLAN, JUDY GAERLAN BINGER, and EVELYN A OGAY, in equal shares.

11 5. That the Estate of Decedent consists of the real property set forth
12 herein:

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

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

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

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

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

23 APNs: 003-332-01

003-334-01

003-336-01

003-338-01

003-339-01

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

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

5 APN: 002-022-11

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

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

11	APN: 003-345-04	003-361-01
12	003-346-03	003-362-01
13	003-347-01	003-363-01
14	003-348-01	003-364-01
15	003-349-01	003-365-01
16	003-351-01	003-366-01
17	003-352-01	003-367-01
18	003-353-03	003-368-01
19	003-354-01	003-369-01
20	003-355-01	003-371-01
21	003-356-01	003-372-01
22	003-357-01	003-373-01
23	003-358-01	
	003-359-01	
	003-374-01	
	003-375-01	
	003-376-01	
	003-377-01	
	003-378-01	
	003-379-01	

together with the tenements, hereditaments and appurtenances thereunto
belonging or appertaining, and the reversion and reversions, remainder and
remainders, rents, issues and profits thereof; together with all water and water

1 rights, ditches and ditch rights, and mineral rights appurtenant thereto or used
2 in connection therewith and is hereby set aside and conveyed to R VIC GAERLAN,
3 JUDY GAERLAN BINGER, and EVELYN A OGAY, equally, as their sole and
4 separate property.

5 6. That Petitioner is directed to pay to CHRISTINE ARRASCADA
6 ARAMINI, ESQ. of the Law Firm of ARRASCADA & ARAMINI, PLLC., \$900.00 in
7 legal fees and \$314.00 for associated costs of drafting and filing the Petition to
8 Set Aside the Estate Without Administration.

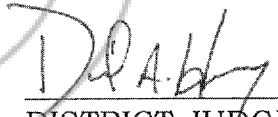
9 7. That any after discovered property, up to the set aside limit, be set
10 aside to R VIC GAERLAN, JUDY GAERLAN BINGER, and EVELYN A OGAY,
11 equally, pursuant to the Last Will and Testament of ISABEL G. WALKER.

12 DATED this 21ST day of November, 2019.

13 **IT IS SO RECOMMENDED.**

14 
15 PROBATE COMMISSIONER

16 **IT IS SO ORDERED.**

17 
18 DISTRICT JUDGE

1 **CERTIFICATE OF SERVICE**

2 CASE NO. PR19-00559

3 Pursuant to NRCP5(b), I certify that I am an employee of the SECOND
4 JUDICIAL DISTRICT COURT of the STATE OF NEVADA, COUNTY OF WASHOE;
5 that on the 22 day of November 2019, I electronically filed the **ORDER**
6 **SETTING ASIDE ESTATE WITHOUT ADMINISTRATION PURSUANT TO NRS**
7 **146.070(3)** with the Clerk of the Court by using the ECF system.

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

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

13 CHRISTINE ARAMINI, ESQ. for JUDY G. BINGER

14 **Deposited in the Washoe County mailing system for postage and mailing**
15 **with the United States Postal Service in Reno, Nevada:**

16 NONE

17
18 
19 Danielle Spinella
20
21
22
23

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: 12-03-2019

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

By J. Paricio Deputy

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 003-332-01, 003-339-01, 003-347-01, 003-352-01, 003-357-01, 003-377-01, 003-364-01
b) 003-334-01, 002-022-11, 003-348-01, 003-353-03, 003-358-01, 003-378-01, 003-365-01
c) 003-336-01, 003-345-04, 003-349-01, 003-354-01, 003-359-01, 003-379-01, 003-366-01
d) 003-338-01, 003-346-03, 003-351-01, 003-355-01, 003-375-01, 003-361-01, 003-367-01
003-356-01, 003-376-01, 003-363-01, 003-368-01, 003-369-01

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

Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 77,474.00
Transfer Tax Value: \$
Real Property Transfer Tax Due: \$

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 5
b. Explain Reason for Exemption: Transfer of title from mother to children pursuant to will and court order

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 Christine A. Aramini Capacity Attorney
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Isabel Gaerlan Walker Estate
Address: 980 Lepori Way
City: Sparks
State: NV Zip: 89431

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: July Gaerlan Binger, R Vic Gaerlan, Evelyn A
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, PLLC Escrow #
Address: 145 Ryland Street
City: Reno State: NV Zip: 89501

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)