APN: 005-080-32

EUREKA COUNTY, NV LAND-OSE Rec:\$37.00

Total:\$37.00 GERBER LAW 2021-247486 11/22/2021 11:07 AM

Pgs=4

Mail Tax Statements to:

Margaret A. Freeman, et al. 1201 Alpine Trail Neptune, New Jersey 07753

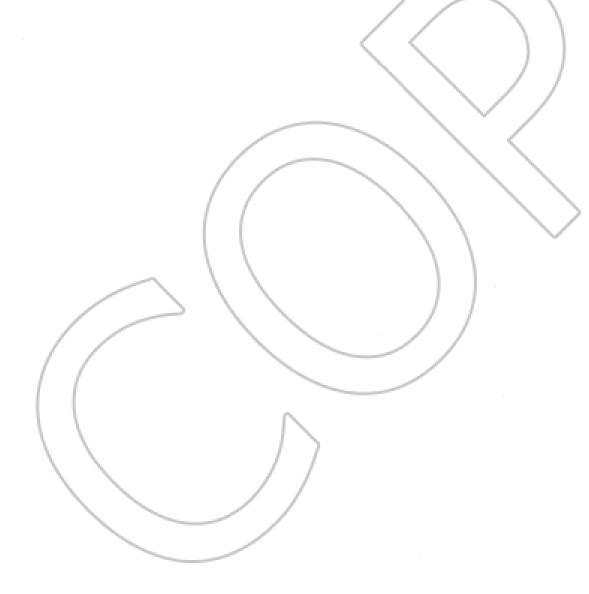


LISA HOEHNE, CLERK RECORDER

When Recorded Return to:

GERBER LAW OFFICES, LLP 491 4th Street Elko, Nevada 89801

ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION



FILED PR 2109-037 CASE NO. NOV 05 2021 DEPT. NO. Affirmation: Pursuant to NRS 239B.030. 3 this document does not contain the social security number of any person. 5 IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA 6 IN AND FOR THE COUNTY OF EUREKA 7 IN THE MATTER OF THE ESTATES OF: 8 ORDER SETTING ASIDE ESTATE RHEETA FREEMAN, also known as 9 RHEETA L. FREEMAN, 10 -AND-11 LAWRENCE FREEMAN, 12 Deceased. 13 14 The above matter coming regularly for hearing on the Petition of MARGARET L. FREEMAN 15 to Set Aside Estates Without Administration; and no one appearing to contest or oppose the same, 16 and it appearing to the satisfaction of the Court that Notice was given as required by law; and 17 IT FURTHER APPEARING that RHEETA FREEMAN, also known as RHEETA L. 18 FREEMAN, died testate in Rahway, Union County, New Jersey, on May 22, 1998, leaving an Estate 19 in the State of Nevada consisting of real property that does not exceed \$100,000.00 in value; and 20 IT FURTHER APPEARING that the herein described real property was acquired by the 21 Decedent, RHEETA L, FREEMAN, and her now deceased Mother, BERNICE PETERS, as mother and daughter as joint tenants, by that certain Grant, Bargain, Sale Deed, recorded April 11, 1960, as File No. 34675, in the records of the Eureka County Recorder, Eureka County, Nevada; and Kjunos 66 28 28 IT FURTHER APPEARING that BERNICE PETERS, being one of the persons described in the foregoing deed as grantee and joint tenant, died in Victorville, County of San Bernardino, State of California on October 26, 1981; and 111

IT FURTHER APPEARING all of the right, title and interest of BERNICE PETERS terminated at the time of her death, vesting the title thereto solely in the Decedent, RHEETA FREEMAN, also known as RHEETA L. FREEMAN; and

IT FURTHER APPEARING that the Last Will and Testament of Rheeta L. Freeman is valid, and the Estate of RHEETA FREEMAN, also known as RHEETA L. FREEMAN should be set aside to the Decedent's husband LAWRENCE FREEMAN; and

IT FURTHER APPEARING that LAWRENCE FREEMAN died testate in Rahway, Union County, New Jersey, on February 27, 2005, leaving an Estate in the State of Nevada consisting of real property that does not exceed \$100,000.00 in value; and

IT FURTHER APPEARING that the Last Will and Testament of Lawrence Freeman is valid; and

IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows:

- 1. That BERNICE PETERS' interest in and to the real property of the Estate of RHEETA FREEMAN, also known as RHEETA L. FREEMAN, terminated at the time of her death, October 26, 1981, vesting the title solely in RHEETA L. FREEMAN.
 - 2. That the Last Will and Testament of Rheeta L. Freeman is valid.
- 3. That the Estate of RHEETA FREEMAN, also known as RHEETA L. FREEMAN, not be administered upon, but that Decedent's interest in the following real property, and any other assets of the estate that become known, be set aside to LAWRENCE FREEMAN:

REAL PROPERTY:

The East ½ of the Northwest 1/4 of the Southeast 1/4 of Section 17, Township 31 North, Range 49 East, Mount Diablo Base and Meridian.

SUBJECT TO covenants, conditions, restrictions, reservations, easements, rights, and rights of way, if any, as they may now appear of record.

APN: 005-080-32

- 4. That the Last Will and Testament of Lawrence Freeman is valid.
- 5. That the Estate of LAWRENCE FREEMAN not be administered upon, but that the Decedent's interest in the following real property, and any other assets of the estate that become known, be set aside to MARGARET A. FREEMAN, Trustee of THE FREDRIC A. FREEMAN

TRUST, JOYCE A. HENDLOWITCH, and MARGARET A. FREEMAN, in equal shares: **REAL PROPERTY:** The East ½ of the Northwest 1/4 of the Southeast 1/4 of Section 17, Township 31 North, Range 49 East, Mount Diablo Base and Meridian. SUBJECT TO covenants, conditions, restrictions, reservations, easements, rights, and rights of way, if any, as they may now appear of record. APN: 005-080-32 SO ORDERED this 5 day of NOVEMBER DISTRICT JUDGE SEVENTH JUDICIAL DISTRICT COURT IN AND FOR THE COUNTY OF EUREKA STATE OF NEVADA I, the Undersigned County ClerkRecorder and Ex-Officio Clerk of the Seventh Judicial District Court do hereby certify that the foregoing is a true and correct copy of the original on file in my office.

Witness hand and stal of the Seventh Judicial District Court

This 22 day of November 25 21 Eureka County Clerk Recorder and Ex-Officio Court Clerk Deputy Clerk Recorder (Seal Affixed)