

EUREKA COUNTY, NV
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GERBER LAW

2021-247486
11/22/2021 11:07 AM
Pgs=4

APN: 005-080-32

Mail Tax Statements to:

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

When Recorded Return to:

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



00015052202102474860040045

LISA HOEHNE, CLERK RECORDER

ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION

COOPER

1 CASE NO. PR 2109-037

2 DEPT. NO. _____

NOV 05 2021

3 Affirmation: Pursuant to NRS 239B.030.
4 this document does not contain the social
5 security number of any person.

By C. [Signature]
Eureka County Clerk

6 **IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
7 **IN AND FOR THE COUNTY OF EUREKA**

8 IN THE MATTER OF THE ESTATES OF:

9 RHEETA FREEMAN, also known as

ORDER SETTING ASIDE ESTATE
WITHOUT ADMINISTRATION

10 RHEETA L. FREEMAN,

11 -AND-

12 LAWRENCE FREEMAN,

13 Deceased.
14 _____ /

15 The above matter coming regularly for hearing on the Petition of MARGARET L. FREEMAN
16 to Set Aside Estates Without Administration; and no one appearing to contest or oppose the same,
17 and it appearing to the satisfaction of the Court that Notice was given as required by law; and

18 IT FURTHER APPEARING that RHEETA FREEMAN, also known as RHEETA L.
19 FREEMAN, died testate in Rahway, Union County, New Jersey, on May 22, 1998, leaving an Estate
20 in the State of Nevada consisting of real property that does not exceed \$100,000.00 in value; and

21 IT FURTHER APPEARING that the herein described real property was acquired by the
22 Decedent, RHEETA L. FREEMAN, and her now deceased Mother, BERNICE PETERS, as mother
23 and daughter as joint tenants, by that certain Grant, Bargain, Sale Deed, recorded April 11, 1960, as
24 File No. 34675, in the records of the Eureka County Recorder, Eureka County, Nevada; and

25 IT FURTHER APPEARING that BERNICE PETERS, being one of the persons described in
26 the foregoing deed as grantee and joint tenant, died in Victorville, County of San Bernardino, State
27 of California on October 26, 1981; and

28 ///

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OCT 28 2021

Eureka County Clerk

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

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

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

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

12 IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows:

13 1. That BERNICE PETERS' interest in and to the real property of the Estate of RHEETA
14 FREEMAN, also known as RHEETA L. FREEMAN, terminated at the time of her death, October
15 26, 1981, vesting the title solely in RHEETA L. FREEMAN.

16 2. That the Last Will and Testament of Rheeta L. Freeman is valid.

17 3. That the Estate of RHEETA FREEMAN, also known as RHEETA L. FREEMAN, not
18 be administered upon, but that Decedent's interest in the following real property, and any other assets
19 of the estate that become known, be set aside to LAWRENCE FREEMAN:

20 **REAL PROPERTY:**

21 The East ½ of the Northwest ¼ of the Southeast ¼ of Section 17, Township 31
22 North, Range 49 East, Mount Diablo Base and Meridian.

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

24 APN: 005-080-32

25 4. That the Last Will and Testament of Lawrence Freeman is valid.

26 5. That the Estate of LAWRENCE FREEMAN not be administered upon, but that the
27 Decedent's interest in the following real property, and any other assets of the estate that become
28 known, be set aside to MARGARET A. FREEMAN, Trustee of THE FREDRIC A. FREEMAN

1 TRUST, JOYCE A. HENDLOWITCH, and MARGARET A. FREEMAN, in equal shares:

2 **REAL PROPERTY:**

3 The East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 17, Township 31
4 North, Range 49 East, Mount Diablo Base and Meridian.

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

6 APN: 005-080-32

7 SO ORDERED this 5th day of NOVEMBER, 2021.

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9 _____
10 DISTRICT JUDGE

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25 SEVENTH JUDICIAL DISTRICT COURT } SS
IN AND FOR THE COUNTY OF EUREKA
STATE OF NEVADA
26 I, the Undersigned County Clerk Recorder 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.
27 Witness hand and seal of the Seventh Judicial District Court
This 22 day of November 20 21
Eureka County Clerk Recorder and Ex-Officio Court Clerk
28 By: C. P. [Signature] Deputy Clerk Recorder (Seal Affixed)