

APN: 005-080-32

EUREKA COUNTY, NV  
LAND-AMD  
Rec:\$37.00  
Total:\$37.00  
GERBER LAW OFFICES LLP

2021-247666  
12/20/2021 08:48 AM

Pgs=4

**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 4<sup>th</sup> Street  
Elko, Nevada 89801



00015246202102476660040049

LISA HOEHNE, CLERK RECORDER

**AMENDED ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION**

COPY

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

} SS

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.

Witness hand and seal of the Seventh Judicial District Court  
This 20 day of December 2021

Eureka County Clerk Recorder and Ex-Officio Court Clerk  
By: Betty L. Freeman Deputy Clerk Recorder (Seal Affixed)

1 CASE NO. PR 2109-037

NO. \_\_\_\_\_ FILED

2 DEPT. NO. 2

DEC 08 2021

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

By *Eureka County Clerk*  
*[Signature]*

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  
10 RHEETA L. FREEMAN,

**AMENDED ORDER SETTING ASIDE**  
**ESTATE WITHOUT**  
**ADMINISTRATION**

11 -AND-

12 LAWRENCE FREEMAN,

13 Deceased.  
14 \_\_\_\_\_ /

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

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

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

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

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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 1/4 of the Southeast 1/4 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  
rights of way, if any, as they may now appear of record.

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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:

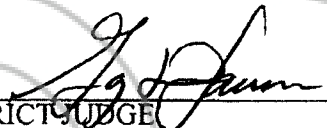
2 **REAL PROPERTY:**

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.

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7 SO ORDERED this 8<sup>th</sup> day of DECEMBER, 2021.

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11 DISTRICT JUDGE

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