

EUREKA COUNTY, NV

2023-249710

Rec:\$37.00

\$37.00 Pgs=10

01/10/2023 11:30 AM

MCCONNELL LAW OFFICE

KATHERINE J. BOWLING, CLERK RECORDER

APN: 001-131-05, 001-053-07

SEND TAX STATEMENTS TO:

Elizabeth Moreau
7755 E. 1570 Road
Stockton, MO 65785

RECORDING REQUESTED BY AND RETURN TO:

McConnell Law Office
950 Idaho Street
Elko, Nevada 89801

ORDER
(Title of Document)

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CASE NO. DC-^{PR}PM-22-175

DEPT NO. 1

Pursuant to NRS 239B.030, this document
DOES NOT contain the Social Security number
of any person or persons.

FILED

2023 JAN -3 PM 3: 02

4TH JUDICIAL DISTRICT COURT

CLERK DEPUTY *RP*

IN THE FOURTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF ELKO

IN THE MATTER OF THE ESTATE OF
**INA CLAIRE MORROW aka I
CLAIRE MORROW,**

Deceased.

**AMENDED ORDER AND
DECREE
SETTING ASIDE ESTATE
WITHOUT ADMINISTRATION
PURSUANT TO NRS 146.070**

*The Order Setting Aside Estate is hereby amended to correct a clerical error
in the date of the Decedent's death.*

The verified Petition to Set Aside Estate Without Administration
pursuant to NRS 146.070 filed by **ELIZABETH MOREAU**, having come on regularly
to be heard on the 21st day of November, 2022, at the hour of 8:30 a.m., the Court finds
that:

1. Notice of the hearing was given for the period of time and in the
manner required by law.
2. The allegations of the Petition are true and correct.
3. That **INA CLAIRE MORROW aka I CLAIRE MORROW** died
on the 23rd day of May, 2022 in the County of Cedar, State of Missouri, and at the time
of her death, was a resident of the State of Missouri. A true and correct copy of the
decedent's Certificate of Death, as issued by the State of Missouri.
4. That the Petitioner is the surviving daughter of the Decedent, a
resident of the State of Missouri, and has been appointed by the 28th Judicial Circuit

1 Court in Missouri as the Administrator of the Decedent's Missouri Estate.

2 5. That the Decedent, **INA CLAIRE MORROW** aka **I CLAIRE**
3 **MORROW**, died intestate.

4 6. 5. That the names, ages, relationships and addresses of the
5 common- heirs, devisees and legatees of **INA CLAIRE MORROW** aka **I CLAIRE**
6 **MORROW** so far as known to Petitioner, are:

7 <u>NAME</u>	<u>AGE</u>	<u>RELATION</u>	<u>ADDRESS</u>
8 ELIZABETH MOREAU	Adult	Daughter	7755 E. 1570 Road Stockton, MO 65785
9 SHARI LYNN BENNION	Adult	Daughter	PO Box 888 Gunnison, UT 84634
10 VIVIA DEANNE BLAIR	Adult	Daughter	6038 May Street Boise, ID 83714
11 DAVID ROBIN MORROW	Adult	Son	PO Box 530 Beaver, UT 84713
12 BRIAN DUFF MORROW	Adult	Son	PO Box 91178 Orem, UT 84097
13 BROOKS FAWN MORROW	Adult	Son	1525 Pinwheel St. Overton, NV 89040

14 7. That the Decedent died owning properties in both Elko County,
15 Nevada and Eureka County, Nevada.

16 8. That the following is a specific description of all the Decedents'
17 interest in and to all real property located in the, State of Nevada, with a value of less
18 than \$100,000 ("Property Interest") - See Exhibit A - Legal Descriptions.

19 **ELKO COUNTY NEVADA**

20 **Parcel 1:** 003-308-001, 450 Starr Lane, Deeth, Nevada

21 **Parcel 2:** 010-580-026, Montello, Nevada

22 **EUREKA COUNTY, NEVADA**

23 **Parcel 3:** 31 S. Spring Street, Eureka, Nevada

24 **Parcel 4:** 511 W. Robins Street, Eureka, Nevada

25 9. That the Petitioner is requesting that the property be set aside to

1 **ELIZABETH MOREAU**, as Administrator of the Estate, so the properties may be sold
2 and the proceeds be handled and distributed pursuant to the Missouri probate action.

3 10. There are no liens or encumbrance on the real property other than
4 accruing taxes and the existing mortgage.

5 11. That to the knowledge of the Petitioners there are no liens or
6 encumbrance on the real property other than accruing taxes, with the exception of the
7 existing reverse mortgage against the property located at 31 S. Spring Street in
8 Eureka, Nevada in the approximate amount of \$180,000.00 and the property in Deeth,
9 Nevada, with a mortgage in the approximate amount of \$60,500.00.

10 12. That all debts, charges and expenses of the last illness and funeral
11 expenses of the Decedents have been paid as far as known to the Petitioner, or have
12 been handled in the Missouri probate.

13 13. That MCCONNELL LAW OFFICE, located in Elko, Nevada, has
14 performed services for said Estate acting as and for attorney for the Petitioner, for
15 which attorney is entitled to a reasonable fee; that your Petitioner and said attorney
16 has agreed that a reasonable fee for said services would be in the sum of \$1,500.00,
17 including costs incurred.

18 NOW, THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED
19 THAT:

20 1. Due and legal notice of the hearing of said Petition to Set Aside
21 Estate Without Administration pursuant to NRS 146.070 has been given to or waived
22 by all persons interested in said Estate or who are entitled to notice thereof for the
23 time and in the manner required by law.

24 2. The gross value of the Estate after deducting any encumbrances,
25 does not exceed the sum of \$100,000.00.

26 3. In accordance with NRS 146.070, all right, title and interest of **INA**
27 **CLAIRE MORROW aka I CLAIRE MORROW** in and to the real estate described
28 on Exhibit A property be set aside to **ELIZABETH MOREAU**.

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4. In accordance with NRS. 146.070, the interests of **INA CLAIRE MORROW aka I CLAIRE MORROW**, Decedent, in and to any and all other property, real or personal, of any name, nature, kind, character or description not herein above described, or which may be incorrectly described herein, which is within the jurisdiction of the Court, and does not cause the gross value of the Estate less encumbrances to exceed \$100,000.00, is assigned and set aside to **DEA MITTON and TERENCE MITTON**, in equal shares.

5. The attorney's fees in the sum of \$1,500.00 to **ELIZABETH MOREAU**, plus costs advanced are hereby approved and ordered paid.

6. A certified copy of this Order shall be recorded in the office of the County Recorder of Elko County, Nevada.

DATED this 3 day of January, ²⁰²³~~2022~~.

/S/ KRISTON N. HILL

KRISTON N. HILL
DISTRICT JUDGE - Dept. 1

CERTIFIED COPY
DOCUMENT ATTACHED IS A
TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE
copy of Jan 20 23
Kristine Jaraman
CLERK

EXHIBIT A

**PARCEL 003-308-001
450 STARR LANE DEETH**

LEGAL DESCRIPTION

Parcel I:

A tract of land in the NE 1/4 SE 1/4 of Section 26, Township 37 North, Range 59 East, M.D.B. & M., more particularly described as follows:

Beginning at Corner No. 1, whence the Southwest corner of Block G, Town of Deeth, as shown on the plat filed in the Office of the County Recorder of Elko County, Nevada bears North $19^{\circ}57'05''$ East, a distance of 315.69 feet; Thence North $52^{\circ}11'25''$ West, a distance of 23.16 feet to Corner No. 2; Thence South $61^{\circ}22'50''$ West, a distance of 214.92 feet to Corner No. 3; Thence South $1^{\circ}30''$ East, a distance of 125.53 feet to Corner No. 4; Thence along a fence now in place between the Forbes (also referred to as the Forbes Tract in means documents of record) & Anderson Tract South $85^{\circ}15'35''$ East, a distance of 191.43 feet to Corner No. 5; Thence North $3^{\circ}13'10''$ East, a distance of 230.33 feet to Corner No. 1, the point of beginning.

Parcel II:

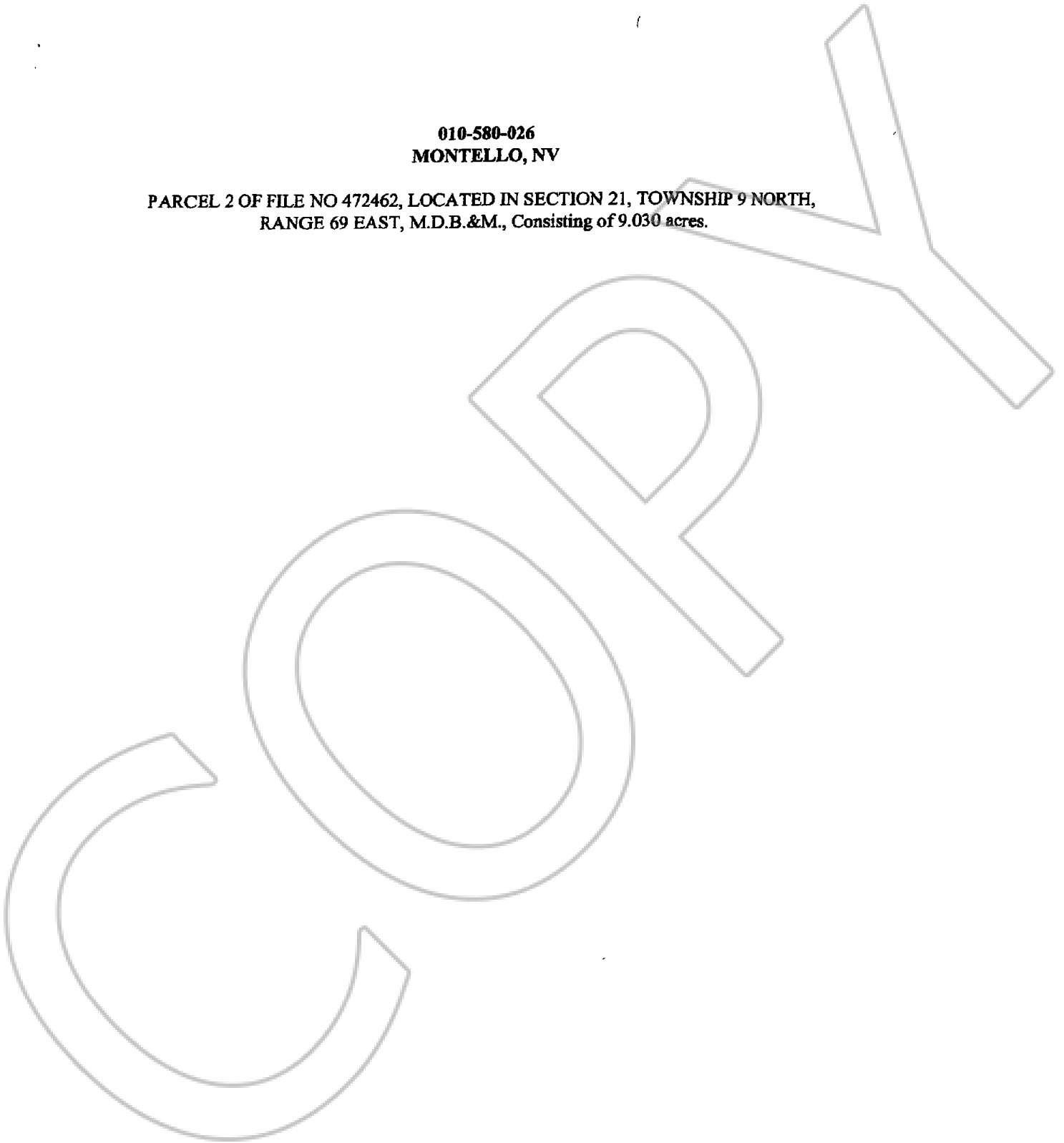
A parcel of land in Section 26, Township 37 North, Range 59 East, M.D.B. & M., in the Town of Deeth, further described as follows:

Beginning at the Southeast corner of those certain premises known as the Anderson Lot, running thence along the South line of said Anderson Lot to the Southwest corner thereof; Thence South to a point on the North line of Orr Lane; Thence East 210 feet, more or less, to the line fence on the Starr Valley Road; Thence North 210 feet, more or less, to the place of beginning. Said one-acre lot being bounded on the East side by the Starr Valley Land and on the North side by the Anderson Lot and on the South side by the said lane running from the Starr Valley Road to the F.C. Orr House, known as the Orr Lane.

The above metes and bounds description appeared previously in that certain document recorded December 26, 1995, in Book 920, Page 892, as Instrument No. 378986.

010-580-026
MONTELO, NV

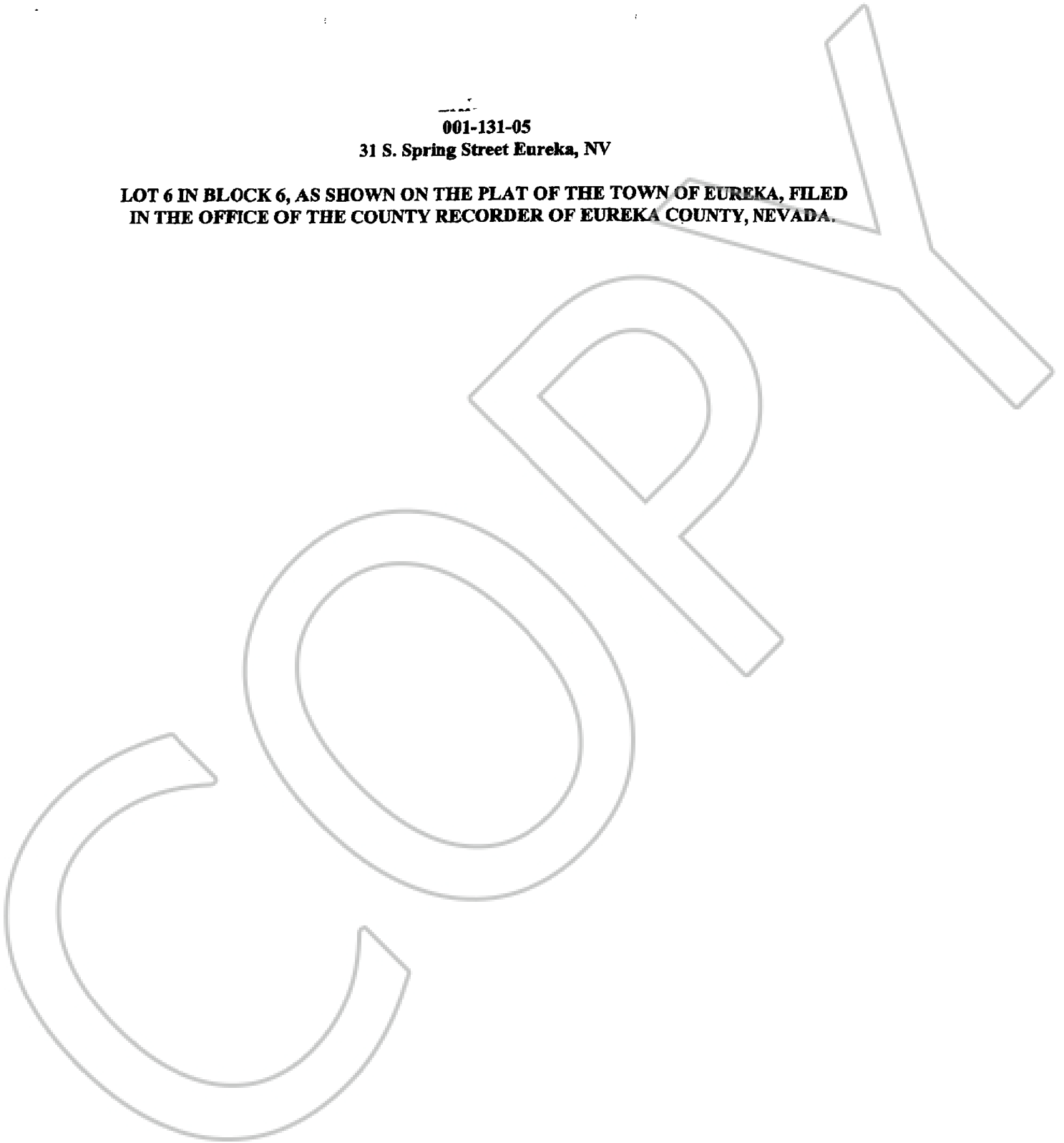
**PARCEL 2 OF FILE NO 472462, LOCATED IN SECTION 21, TOWNSHIP 9 NORTH,
RANGE 69 EAST, M.D.B.&M., Consisting of 9.030 acres.**



001-131-05

31 S. Spring Street Eureka, NV

**LOT 6 IN BLOCK 6, AS SHOWN ON THE PLAT OF THE TOWN OF EUREKA, FILED
IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, NEVADA.**



Lots 5 through

All that certain real proeprty situate within a portion of the SE4 of Section 14,T19N,R53E,further described as the W2 of Nob Hill Avenue adjacent to Lots 5-9, Block 79 as shown on the plat of Eureka Townsite, on file in the Office of the U.S. Depart ment of the Interior, recorded in 1937, more part icularly described as follows: BEGINNING at the NE corner of said Lot 9, Block 79; THENCE n 80 51' 00" E, a distance of 22.1 feet to a point; THENCE S 08 57' 31" E, a distance of 135.12 feet to a point; THENCE S 84 50' 00" W, a distance of 22.60 feet being the SE corner of Lot 5, Block 79; THENCE N 08 46'00", a distnace of 133.55 feet along the easterly lot line of said block 79 to the TRUE POINT OF BEGINNING. CONTAINING 2,999 ft. more or less.

15,950 Square feet (total of all description)
Changed from Parcel # 001-053-05

BEGINNING at the southeast corner of the intersection of Robins Street and Nob Hill Avenue as shown on said Record of Survey. THENCE along the easterly line of Nob Hill Avenue, S.09 09'00 E., 98.80 feet which is also the west line of Lots, 6.5.4 & 3 of Block 76 of the Eureka Townsite; THENCE leavinf last said line, S 80 51'00" W., 22.43 feet to the centerline of Nob Hill Avenue as shown on said Record of Survey; THENCE along said centerline, N. 08 57'13" W., 98.80 feet to the southerly line of Robins

Street; THENCE along said southerly line, N. 80 51'00" E., 22.10 feet to the POINT OF BEGINNING. CONTAINING 2,200 Square Feet, more or less.

MAKING THE TOTAL SQUARE FEET OF ALL THE PROPERTY:
18,150 SQUARE FEET

Serial No: G9079E18SN12048AB
Year: 1990
Make/Model: KIT GOLDEN STATE
Size: 67" x 27"