

APN: 005-020-19

Mail Tax Statements to:

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When Recorded Return to:

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491 4th Street
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EUREKA COUNTY, NV

LAND-OSE

Rec:\$37.00

Total:\$37.00

GERBER LAW OFFICES, LLP

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KATHERINE J. BOWLING, CLERK RECORDER

ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION

COPY

1 CASE NO. DC-PR-23-179

2 DEPT. NO. 1

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

FILED

2024 FEB 26 PM 4:33

JUDICIAL CLERK

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

8 IN THE MATTER OF THE ESTATE OF

9 RUSSELL CLAUDE COCHRAN, also known

10 as RUSSELL C. COCHRAN

11 AND

12 RUBY M. COCHRAN,

13 Deceased.

ORDER SETTING ASIDE ESTATE
WITHOUT ADMINISTRATION

14
15 The above matter coming regularly for hearing on the Petition LANCE LANE, to *Set Aside*
16 *Estate Without Administration*; and no one appearing to contest or oppose the same, and it appearing
17 to the satisfaction of the Court that *Notice* was given as required by law; and

18 IT FURTHER APPEARING that RUSSELL CLAUDE COCHRAN, also known as
19 RUSSELL C. COCHRAN, died intestate in San Bernardino County, California, on February 29,
20 1984, and RUBY M. COCHRAN died intestate in San Bernardino County, California on August 22,
21 1983. RUSSELL CLAUDE COCHRAN, also known as RUSSELL C. COCHRAN, and RUBY M.
22 COCHRAN left an Estate in the State of Nevada consisting of real property that does not exceed
23 \$100,000.00 in value; and

24 IT FURTHER APPEARING that the Decedents, RUSSELL CLAUDE COCHRAN, also
25 known as RUSSELL C. COCHRAN, and RUBY M. COCHRAN, acquired the following described
26 real property in the County of Eureka, State of Nevada; and

27 IT FURTHER APPEARING that RUSSELL CLAUDE COCHRAN, also known as
28 RUSSELL C. COCHRAN, and RUBY M. COCHRAN are survived by their grandchildren, LANCE

1 LANE, RUSSELL E. LANE, and TRAINA A. KING. In accordance with NRS 134.100, if the
2 decedent leaves no surviving spouse but there are children and the lawful issue of a child or children,
3 the estate goes to the child or children and lawful issue of the child or children; and

4 IT FURTHER APPEARING that there are no liens against the estate and all of the debts of
5 the Decedent have been paid or provided for;

6 Therefore, based on the foregoing,

7 IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

8 1. That the above Estate of RUSSELL CLAUDE COCHRAN, also known as RUSSELL
9 C. COCHRAN, and RUBY M. COCHRAN, not be administered upon, but that the Decedents'
10 interest in the following real property, and any other assets of the Estate that become known, be set
11 aside to LANCE LANE, RUSSELL E. LANE, and TRINA A. KING, the grandchildren of the
12 Decedents and the persons entitled thereto:

13 **REAL PROPERTY:**

14 APN: 005-020-19

15 Property Address: T31N, R48E SEC. 27 NE4SE4

16 The NE1/4 of the SE1/4 of Section 27, Township 31 North, Range 48 East,
17 M.D.B.&M.

18 RESERVING THEREFROM, an easement of 30' along all boundaries for ingress and
19 egress, with power to dedicate, and, except any and all oil rights, including the right
20 of entry for exploration and production of oil or other carbohydrates.

21 RESERVING THEREFROM, a right of way, with right of entry upon, over, under,
22 along, across, and through the said land for the purposes of erecting, constructing,
23 operating, repairing and maintaining pole lines with cross arms for the transmission
24 of electrical energy, and for telephone lines, and/or for laying, repairing, operating,
25 and renewing any pipe line or line for water, gas or sewage, and any conduits for
26 electric or telephone wires, and reserving the sole right to convey the rights hereby
27 reserved.

28 SO ORDERED this 26th day of February, 2024.

CERTIFIED COPY
DOCUMENT ATTACHED IS A
TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE

27th day of Feb 2024

Rebecca Plur

CLERK

/S/ KRISTON N. HILL

DISTRICT JUDGE