

EUREKA COUNTY, NV

2024-251940

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04/19/2024 08:25 AM

MCCONNELL LAW OFFICE

KATHERINE J. BOWLING, CLERK RECORDER

APN: 002-023-32
002-023-33

RECORDING REQUESTED BY AND RETURN TO:

McConnell Law Office
950 Idaho Street
Elko, Nevada 89801

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

(Title of Document)

FILED

1 CASE NO. DC-PR-24-48

2 DEPT NO. 1

2024 APR 17 AM 10:46

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

43 JUDICIAL DISTRICT COURT
CLERK _____ IAA

5

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

8

9 IN THE MATTER OF THE ESTATE
10 OF PATRICIA RAE BALL
11 PATRICIA BALL aka PATRICIA B.
BALL aka PATRICIA C. BALL,

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

12

Deceased.

13

14 The verified Petition to Set Aside Estate Without Administration
15 pursuant to NRS 146.070 filed by **DIANA KERSEY** on March 18, 2024, and the
16 Amended Petition filed on March 20, 2024, having come on regularly to be heard on
17 April 15, 2024, at the hour of 8:30 a.m., the Court finds that:

18

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

23

2. The allegations of the Petition are true and correct.

24

25 3. **PATRICIA RAE BALL PATRICIA BALL aka PATRICIA B.
26 BALL aka PATRICIA C. BALL** died on the 21st day of March, 2017, in the City of
27 Twin Falls, County of Twin Falls, State of Idaho, and was at the time of her death over
28 the age of majority and a resident of the City of Crescent Valley, County of Eureka,
State of Nevada.

29

4. Petitioner is a surviving surviving daughter of the Decedent,
PATRICIA RAE BALL PATRICIA BALL aka PATRICIA B. BALL aka

1 **PATRICIA C. BALL.** The Petitioner is over the age of majority and a resident of the
2 State of Nevada.

3 5. Decedent died intestate.

4 6. The names, ages, relationships and addresses of the heirs, devisees
5 and legatees of said Decedent, so far as known to Petitioner, are:

<u>NAME</u>	<u>AGE</u>	<u>RELATIONSHIP</u>	<u>ADDRESS</u>
Diana Kersey	Adult	Daughter	5056 Tenabo Avenue Crescent Valley, NV 89821
Robert S. Ball	Adult	Son	108 Dewberry Drive Winchester, VA 22602
Edgar T. Ball	Adult	Son	4251 Belvoir Road Marshall, VA 20115

12 7. The following is a specific description of all the Decedent's real and
13 personal property located in the County of Eureka, State of Nevada, and an estimate
14 of the value thereof ("Property"):

15 A. Real Property
16 CRESCENT VALLEY RANCH & FARMS
17 UNIT #1
18 BLOCK #4
19 LOTS #21 & #22
20 APN: 002-023-32
21 002-023-33

(The "Real Property").

22 B. Personal Property
23 2008 OAKWOOD MOBILE HOME
24 SERIAL #:ALB03219ORAB
25 Estimated Value

(The "Personal Property").

26 The estimated value of the property is less than \$100,000.00

27 8. At the time of Decedent's death, all right, title and interest in and
28 to the above-described Property was the sole and separate property of the Decedent.

9. Petitioner is requesting that the Property be set aside to **DIANA
KERSEY**, as her sole and separate property. **ROBERT S. BALL** and **EDGAR T.**

1 **BALL** have consented to the distribution of their shares to **DIANA KERSEY**, which
2 consents were attached to the Petition as Exhibit B, and also filed separately in this
3 action.

4 10. That to the knowledge of the Petitioner there are no liens or
5 encumbrance on the real property other than accruing taxes.

6 11. That all debts, charges and expenses of the last illness and funeral
7 expenses of the Decedent have been paid as far as known to the Petitioner.

8 12. **MCCONNELL LAW OFFICE, PC**, located in Elko, Nevada, has
9 performed services for said Estate acting as and for attorney for the Petitioner, for
10 which attorney is entitled to a reasonable fee; that your Petitioner and said attorney
11 have agreed that a reasonable fee for said services would be in the sum of \$1,500.00,
12 including costs incurred.

13 NOW, THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED
14 THAT:

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

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

21 3. All of Decedent's right, title and interest in and to the above-
22 described real and personal property be assigned and set aside to **DIANA KERSEY**,
23 as her sole and separate property.

24 4. In accordance with NRS. 146.070, the interests of Decedent in, to
25 and of any and all other property, real or personal, of any name, nature, kind,
26 character or description not hereinabove described, or which may be incorrectly
27 described herein, which is within the jurisdiction of the Court, and does not cause the
28 gross value of the Estate less encumbrances to exceed \$100,000.00, be assigned and set

1 aside to **DIANA KERSEY**, as her sole and separate property.

2 5. Attorney's fees in the sum of \$1,500.00 to **MCCONNELL LAW**
3 **OFFICE, PC**, including costs incurred, be approved.

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

6 DATED this 16th day of April, 2024.

7 /S/ **KRISTON N. HILL**

8 **KRISTON N. HILL**
9 **DISTRICT JUDGE - Dept. 1**

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

18 day of April 20 24

Rebecca Plunkett

CLERK