

APN: 002-039-04, 003-141-25,
005-520-27, 005-090-57

Recording Requested by:
Down to Earth Investments LLC
1312 17th St #71682
Denver, CO 80202

EUREKA COUNTY, NV

2024-252061

Rec:\$37.00

\$37.00 Pgs=5

05/30/2024 04:21 PM

PETOBEGO LLC

KATHERINE J. BOWLING, CLERK RECORDER

When Recorded Mail Tax Statements and Copy To:
Michelle Stangline
211 Summertime Place
Hardeville, SC 29927

Cover Sheet

**This page added to provide additional information required by NRS 111.312
Sections 1-2.**

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CASE NO. DC-PR-24-88
DEPT NO. 1

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

FILED

2024 MAY 24 PM 2:23
4th JUDICIAL DISTRICT COURT
CLERK _____ DEPUTY *ek*

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
**BARRY STANGLINE aka BARRY
EDWARD STANGLINE),**

Deceased.

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

The verified Petition to Set Aside Estate Without Administration pursuant to NRS 146.070 filed by **MICHELLE STANGLINE** on May 3, 2024, having come on regularly to be heard on May 20, 2024, at the hour of 8:30 a.m., the Court finds that:

1. Due and legal notice of the hearing of said Petition to Set Aside Estate Without Administration pursuant to NRS 146.070 has been given to or waived by all persons interested in said Estate or who are entitled to notice thereof for the time and in the manner required by law.
2. The allegations of the Petition are true and correct.
3. **BARRY STANGLINE aka BARRY EDWARD STANGLINE)** ("Decedent") died on the 14th day of November, 2023, was at the time of his death over the age of majority and a resident of the County of Pickens, State of Georgia, and is the same **BARRY STANGLINE aka BARRY EDWARD STANGLINE** identified in that certain CERTIFICATE OF DEATH issued by the State of Georgia a copy of which was attached to the Petition as Exhibit A (as redacted).

1 4. That the Petitioner is the surviving spouse and of the Decedent.
2 The Petitioner is over the age of majority, a resident of the State of Georgia and has
3 never been convicted of a felony.

4 5. Decedent died testate and a copy of the will was attached to the
5 Petition.

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

<u>NAME</u>	<u>AGE</u>	<u>RELATIONSHIP</u>	<u>ADDRESS</u>
MICHELLE STANGLINE		Adult Spouse	211 Summertime Place Hardeville, SC 29927

11 7. The following is a specific description of all the Decedent's real
12 property located in the

13 County of Eureka, State of Nevada, and an estimate of the value thereof:

14 APN: 002-039-04

15 Block 23 Lot 10 Crescent Valley Ranch & Farms Unit #1

16 APN: 003-141-25

17 N ½ SE 1/4 SW 1/4 Crescent Valley Ranch & Farms Unit #5

18 APN: 005-520-27

19 N ½ SE 1/4 SE 1/4 Section 19, Township 39 North, Range 49
20 East, M.D.B.&M.

21 APN: 005-090-57

22 SE 1/4 Section 31, Township 31 North, Range 49 East ,
23 M.D.B.&M.

24 And the following real property located in the County of Washoe
25 State of Nevada, and an estimate of the value thereof:

26 APN: 074-161-12

27 NE 1/4 SW 1/4 SE 1/4 Section 32, Township 27 North,
28 Range 18 East, M.D.B.&M.

APN: 074-441-14

1 SW 1/4 NE 1/4 Section 16, Township 26 North, Range 18
2 East, M.D.B. & M.

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

4 8. At the time of his death, Decedent was the interest-holder in and
5 to the above-described property, as his sole and separate property.

6 9. At the time Decedent executed his Last Will and Testament,
7 Decedent was married to the Petitioner.

8 10. Decedent, in his Last Will and Testament Decedent, named
9 Petitioner as the Trustee and beneficiary of his Estate.

10 11. That, under and in accordance with Decedent's Last Will and
11 Testament by which Decedent named Petitioner as Trustee of the estate, as well as
12 beneficiary.

13 12. That Petitioner, as sole surviving beneficiary and heir in, to and of
14 Decedent's estate, is requesting that Decedent's interest in and to the Real Property
15 be set aside to **MICHELLE STANGLINE**.

16 13. To the knowledge of the Petitioner, there are no other liens or
17 encumbrances on the real property other than accruing taxes.

18 14. All debts, charges and expenses of the last illness and funeral
19 expenses of the Decedent have been paid, as far as known to the Petitioner.

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

25 **NOW, THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED**
26 **THAT:**

27 1. Due and legal notice of the hearing of said Petition to Set Aside
28 Estate Without Administration pursuant to NRS 146.070 has been given to or waived
by all persons interested in said Estate or who are entitled to notice thereof for the

1 time and in the manner required by law.

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

4 3. All of Decedent's right, title and interest in and to the above-
5 described real and personal property be assigned and set aside to MICHELLE
6 STANGLINE, as her sole and separate property.

7 4. In accordance with NRS. 146.070, the interests of Decedent in, to
8 and of any and all other property, real or personal, of any name, nature, kind,
9 character or description not hereinabove described, or which may be incorrectly
10 described herein, which is within the jurisdiction of the Court, and does not cause the
11 gross value of the Estate less encumbrances to exceed \$100,000.00, be assigned and set
12 aside to MICHELLE STANGLINE, as her sole and separate property.

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

15 DATED this day of May _____, 2024.

16
17 /S/ KRISTON N. HILL
18 KRISTON N. HILL
19 DISTRICT JUDGE - Dept. 1
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