

EUREKA COUNTY, NV
LAND-USE

Total:\$0.00

EUREKA TREASURER

2025-254270

02/24/2025 01:28 PM

Pgs=6

APN # _____

Recording Requested By:

Name _____

Address _____

City/State/Zip _____



00022453202502542700060063

KATHERINE J. BOWLING, CLERK RECORDER

Order Setting Aside Estate Without Administration
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fees applies)

ALLISON MacKENZIE, LTD.
402 North Division Street, P.O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918
E-Mail Address: law@allisonmackenzie.com

Case No. PR2501-223

Dept. No. II

The undersigned affirms that this document DOES NOT contain the social security number, driver's license number, identification card number, complete financial account number with accompanying password and/or pin.

NO. _____ FILED
FEB 21 2025
By Eureka County Clerk

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

IN THE MATTER OF THE ESTATE OF:
KARON MARIE HOLLANDER,
DECEASED.

ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION

THIS MATTER comes before the Court pursuant to that Petition to Set Aside Estate Without Administration filed herein by Petitioner, PERNECIA JOHNSON, Eureka County Public Administrator, by and through her attorneys, ALLISON MacKENZIE, LTD. Proper Notice having been provided and no person objecting thereto, the Court hereby finds and orders as follows:

I.

BANKRUPTCY

That Petitioner, as the person filing this pleading, is not a debtor in bankruptcy.

II.

DECEDENT

That KARON MARIE HOLLANDER, (hereinafter referred to as "decedent"), died on January 19, 2018, being at the time of her death a resident of and domiciled in Eureka County, Nevada, leaving at the time of her death, certain property located within the State of Nevada. That an original death certificate is attached to the filed Petition to Set Aside Without Administration.

Under subsection (1) of NRS 136.010, the estate of a decedent may be settled by the district court of any county in this State in which any part of the estate is located. At the time of decedent's death, she owned a one-half (1/2) interest in a piece of real property located in Eureka County, Nevada, more particularly described below.

III.

LAST WILL AND TESTAMENT

That Petitioner has been unable to locate a Last Will and Testament, and therefore believes the decedent died intestate.

IV.

HEIRS AND NEXT-OF-KIN

That so far known to Petitioner, the names, relationships, ages, and addresses of the heirs and next-of-kin of decedent within two degrees of consanguinity are as follows:

<u>NAME</u>	<u>RELATIONSHIP</u>	<u>AGE</u>	<u>ADDRESS</u>
MICHELLE BELL	Daughter	Adult	PO Box 81 Canyon County, CA 91351
LOUISE GUTERMANN	Sister	Adult	PO Box 1643 Rocklin, CA 95677
VIRGINIA GRUENING	Friend	Adult	275 Neighborhood Way Spanish Springs, NV 89441

V.

ESTATE ASSETS

That Petitioner is informed and believes that the estate subject to probate administration in the State of Nevada consists solely of a one-half (1/2) interest in a piece of real property situated in Eureka County, Nevada, APN: 005-470-18, more particularly described as follows:

Parcel 005-470-18
Roll 002498
T29N, R48E, Sec.33 SW4NE4SE4, APN: 005-470-18

(This legal description was previously recorded on June 12, 2023 as Document Number 2023-250736, Official Records of Eureka County, Nevada)

1
2 Specifically, Petitioner is informed and believes that title to said property is also owned
3 by decedent's friend VIRGINIA GRUENING. Petitioner was attempting to sale the above referenced
4 property to provide for decedent's Domestic Partner's guardianship estate and was informed that
5 decedent's estate must first be probated. The above referenced property is believed to be worth
6 approximately Fifteen Thousand Dollars (\$15,000.00) thus making decedent's one-half (1/2) interest
7 worth well under the One Hundred Thousand Dollar threshold set forth by NRS chapter 146.

8 Accordingly, Petitioner is informed and believes that the value of decedent's estate does
9 not exceed One Hundred Thousand and No/100 Dollars (\$100,000.00) such that a Set Aside
10 Proceeding is appropriate under NRS Chapter 146.

11 VI.

12 DEBTS OF DECEDENT

13 That so far as known to Petitioner, all debts and creditors of the decedent have been or
14 will be paid.

15 VII.

16 DISTRIBUTION OF ESTATE

17 That pursuant to NRS 134.090, if the decedent leaves no surviving spouse, but
18 there is a child or children, the estate, if there is only one child, all goes to that child. Here, decedent
19 did not have a surviving spouse but was survived by her daughter, MICHELLE BELL. As such, the
20 entire estate shall go to MICHELLE BELL.

21 VIII.

22 WELFARE BENEFITS

23 That so far as known to Petitioner, the Decedent was not a recipient of benefits from the
24 Department of Health and Human Services of the State of Nevada.

25 IX.

26 ATTORNEYS' FEES AND COSTS

27 That it was necessary for the Petitioner to retain the services of an attorney to Petition
28 the Court to set aside decedent's estate. That Allison MacKenzie, LTD. has expended 6 hours of time

1 relating to this matter at Four Hundred Dollars (\$400.00) per hour equating to Two Thousand Four
2 Hundred and No/100 Dollars (\$2,400.00), plus costs. Petitioner requests that this Court approve
3 Allison MacKenzie, LTD's fees to be paid by the Eureka County Public Administrator.

4 NOW THEREFORE, IT IS HEREBY ORDERED AS FOLLOWS:

5 1. That decedent's estate subject to administration in the State of Nevada is less
6 than One Hundred Thousand and No/100 Dollars (\$100,000.00) and is eligible to be set aside under
7 NRS 146.070.

8 2. That decedent's estate, now known or hereinafter discovered, consisting of that
9 one-half (1/2) interest in a piece of real property situated in Eureka County, Nevada, APN: 005-470-
10 18, more particularly described as follows:

11 Parcel 005-470-18
12 Roll 002498
13 T29N, R48E, Sec.33 SW4NE4SE4, APN: 005-470-18

14 (This legal description was previously recorded on June 12, 2023 as
15 Document Number 2023-250736, Official Records of Eureka County,
Nevada)

16 be set aside to decedent's daughter, namely, MICHELLE BELL;

17 3. That ALLISON MacKENZIE, LTD.'s fees and cost are reasonable and
18 approved to be paid by the public administrator; and

19 4. That this Order shall be recorded and used as the document transferring title to
20 the above-referenced property.

21 **IT IS SO ORDERED.**

22 DATED this 21st day of February, 2025.

23
24
25 
26 DISTRICT JUDGE
27
28

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

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 24th day of FEBRUARY, 2024

Eureka County Clerk Recorder and Ex-Officio Court Clerk
By: [Signature], Deputy Clerk Recorder (Seal Affixed)