

APN# 002-103-33

FILED FOR RECORDING  
AT THE REQUEST OF  
*Law Office of  
Lizette B. Sundvick*  
2005 JUL 18 PM 3 36

**TITLE ON DOCUMENT:**

Order Approving Report of Special  
Administrator and Setting Aside Estate  
Without Administrator

LINCOLN COUNTY RECORDER  
FEE \$18.00 DEP  
LESLIE BOUCHER

As approved by and filed with the Seventh  
Judicial District Court in Case No. PR 1012004,  
Estate of Ann M. Armstrong

**RECORDING REQUESTED BY:**

Lizette B. Sundvick, Esq.  
8275 S. Eastern Avenue, Ste. 223, Las Vegas, NV 89123  
Phone: 702-384-3767

**RETURN TO:**

NAME: Lizette B. Sundvick, Esq.  
ADDRESS: 8275 S. Eastern Avenue, Ste. 223  
CITY/STATE/ZIP: Las Vegas, NV 89123

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

This cover page must be typed or printed clearly in black ink only.

Filed July 8, 2005  
1:00 PM  
C. Logan

1 Case No. PR1012004

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**IN THE SEVENTH JUDICIAL DISTRICT COURT**

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**OF THE STATE OF NEVADA**

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**IN AND FOR THE COUNTY OF LINCOLN**

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In the Matter of the Estate of )

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ANN M. ARMSTRONG )  
(fka HARRIETT ANN HOPKINS), )

12

13

Deceased. )

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**ORDER APPROVING REPORT OF SPECIAL ADMINISTRATOR  
AND SETTING ASIDE ESTATE WITHOUT ADMINISTRATION**

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Date of Hearing: June 10, 2005

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Time of Hearing: 9:30 a.m.

17

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The Petition of JOANNE STRUSSENBERG, Special Administrator of the estate of  
19 ANN M. ARMSTRONG (fka HARRIET ANN HOPKINS), requesting that this Court Approve  
20 her Report as Special Administrator and that Decedent's Estate be Set-Aside has been heard  
21 and considered and after considering the Petition, the law, and the evidence,  
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**THE COURT FINDS THAT:**

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A. Due notice of the hearing on the petition was given as required by law.

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B. All allegations of the Petitioner are true.

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1 C. The Decedent died intestate and her heirs, legatees, and devisees, so far as  
2 known to the Petitioner, are:

3 Daryl Allen Gault  
4 642 Bayview Drive  
5 Apios, CA 95003

Son

6 Keith Duane Marcher  
7 1607 Divot Road  
8 Carson City, NV 89701

Son

8 Joanne Lynn Strussenberg  
9 130 Metropolitan Drive  
10 Henderson, NV 89015

Daughter

11 D. The estate (less liens and encumbrances), which is subject to administration in  
12 Nevada, has a value of not more than \$75,000.00, pursuant to NRS 146.070. The estate  
13 consists of a Three-Quarter (3/4) interest in the real property commonly known as 150  
14 Matthews Court, Panaca, NV 89042, belonging to Decedent and more particularly described by  
15 the Lincoln County Assessor's Office as follows:

16 Lot 22, Sungold Manor, Panaca Township, District 2.0, excluding the  
17 Northeast One-Fourth (1/4) of Lot 22 consisting of 2293 sq. feet and  
18 having a meat packing plant on said property, total sq. feet for the  
19 Seventy-Five Percent (75%) is 6877 sq. feet.

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21 E. There are no known unpaid debts of the Decedent, including but not limited to,  
22 his funeral expenses; however:

23 1. Petitioner, JOANNE STRUSSENBERG, paid the sum of \$2,000.00 as  
24 a retainer for the attorney herein. Petitioner requests that this Court issue its Order that  
25 when the real property at 150 Matthews Court, Panaca, NV 89042, is sold that the  
26 title/escrow company repay JOANNE STRUSSENBERG the sum of \$2,000.00 from  
27 the proceeds of the property prior to any distribution of said funds resulting from the  
28 sale.

1           2.       LIZETTE B. SUNDVICK, ESQ., has incurred the cost of the filing of  
2 this matter and should be paid the sum of \$146.00 when the real property at 150  
3 Matthews Court, Panaca, NV 89042, and that when the real property is sold, the  
4 title/escrow company repay LIZETTE B. SUNDVICK, ESQ the sum of \$146.00 from  
5 the proceeds of the property prior to any distribution of said funds resulting from the  
6 sale.  
7

8           F.       It is appropriate to set aside the estate without administration under NRS  
9 146.070.

10           **IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED** that the Report  
11 of Special Administrator is hereby approved and settled by this Court, and all actions taken by  
12 the Special Administrator are hereby ratified and approved.  
13

14           **IT IS FURTHER THEREFORE ORDERED, ADJUDGED, AND DECREED** that  
15 when the real property at 150 Matthews Court, Panaca, NV 89042, is sold that the title/escrow  
16 company shall repay from the proceeds of the property prior to any distribution of said funds  
17 resulting from the sale:

18           1.       JOANNE STRUSSENBERG the sum of \$2,000.00. Said sum shall be  
19 forwarded to 130 Metropolitan Drive, Henderson, NV 89015; and  
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21           2.       LIZETTE B. SUNDVICK, ESQ., the sum of \$146.00. Said sum shall  
22 be to forwarded to 8275 S. Eastern Ave., Ste. 223, Las Vegas, NV 89123.  
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24           **IT IS FURTHER THEREFORE ORDERED, ADJUDGED, AND DECREED** that  
25 the following assets of Decedent's estate, together with any other assets which are  
26 subsequently discovered, and totaling less than \$75,000.00 are hereby set aside without  
27 administration to DARYL ALLEN GAULT, KEITH DUANE MARCHER, and JOANNE  
28 LYNN STRUSSENBERG, children of the Decedent, in equal shares. The Decedent's estate

1 consists of a Three-Quarter (3/4) interest in the real property commonly known as 150  
2 Matthews Court, Panaca, NV 89042, belonging to Decedent and more particularly described by  
3 the Lincoln County Assessor's Office as follows:  
4

5 Lot 22, Sungold Manor, Panaca Township, District 2.0, excluding the  
6 Northeast One-Fourth (1/4) of Lot 22 consisting of 2293 sq. feet and  
7 having a meat packing plant on said property, total sq. feet for the  
8 Seventy-Five Percent (75%) is 6877 sq. feet.

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10 Dated this 8 day of July, 2005.

11 s/ Steve L. Dobrescu  
12 DISTRICT COURT JUDGE

13 SUBMITTED BY:

14  
15 Lizette B. Sundvick  
16 LIZETTE B. SUNDVICK, ESQ.

17 Nevada Bar No 4937  
18 8275 S. Eastern Ave., Ste. 223  
19 Las Vegas, NV 89123  
20 Telephone: (702) 384-3767  
21 Attorney for Petitioner  
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