

Official Record

Recording requested By
CALLISTER & REYNOLDS

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$18.00

Page 1 of 5

RPTT:

Recorded By: AE

Book- 227 Page- 0138



0128038

APN# 013-041-25; 013-041-27; 002-103-34

11 digit number may be obtained at:

~~http://sandgate.co.clark.nv.us/cis/Assessor/awnd.htm~~

Court Order Setting Aside Estate

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Recording requested by:

Callister & Reynolds

Return to:

Name Diana G. Winn

Address 6416 East Washington Avenue

City/State/Zip Las Vegas, NV 89110

This page added to provide additional information required by NRS 111.312 Sections 1-2
(An additional recording fee of \$1.00 will apply.)

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



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RONALD H. REYNOLDS, ESQ.
CALLISTER & REYNOLDS
Nevada Bar No. 000827
823 Las Vegas Blvd. South
Las Vegas, NV 89101
Telephone: (702)385-3343
Attorneys for Estate of GAIL D. ARMSTRONG

FILED
AUG 14 4 48 PM '06
Shirley B. Panagias
CLERK

DISTRICT COURT
CLARK COUNTY, NEVADA

In The Matter Of The Estate
Of
GAIL D. ARMSTRONG,
Deceased.

Case No. P53112
Dept. No. IV
Date of Hrg: April 8, 2005
Time of Hrg: 9:30 A.M.

AMENDED
ORDER FOR APPROVING REPORT AND SETTING ASIDE ESTATE
WITHOUT ADMINISTRATION

The Petition of DIANA G. WINN giving a report of the Special Administrator and requesting for Estate to be Set-Aside has been heard and considered and after considering the Petition, the law, and the evidence,

THE COURT FINDS THAT:

- A. Due notice of the hearing on the petition was given as required by law.
- B. All allegations of the Petitioner are true.
- C. Decedent died testate and Decedent's Last Will and Testament have been filed herein.
- D. The Decedent's heirs, legatees, and devisees, so far as known to the Petitioner, are:

Diana G. Winn	Adult	Daughter
6416 East Washington Avenue		
Las Vegas, NV 89110		



Jay King Armstrong
1604 S.E. 41st Avenue
Portland, OR 97214

Adult

Brother

Bab Truett
221 Del Mesa Carmel
Carmel, CA 93921

Adult

Sister

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E. That a proper publication has been made for Dennis Paul Armstrong and that Dennis Paul Armstrong, Son of Decedent, has been excluded from the Decedent's Last Will and Testament, as follows:

Dennis Paul Armstrong
Estranged for many years - address unknown*

Son

*Dennis Paul Armstrong has been excluded from the Decedent's Will In Article FIFTH (Page 2).

F. The estate (less liens and encumbrances) which is subject to administration in Nevada has a value of not more than \$75,000.00. The estate consists of the following assets:

> A portion of real property in Panaca, as follows:

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

Lot 22, Sungold Manor, Panaca Township, District 2.0, Including only the Northeast One-Fourth (1/4) of Lot 22 consisting of 2293 sq. feet and having a meat packing plant on said property.

APN: 002-103-34

> Parcel 1 of Lot Thirty-two (32), HIGHLAND KNOLLS, as shown by map thereof on file in Book "A" of Plats, Page 100, Lincoln County, Nevada, records,

(Consisting of 1.11 Acres, and further identified as APN 013-041-25)

and

> Parcel 3 of Lot Thirty-two (32), HIGHLAND KNOLLS, as shown by map thereof on file in Book "A" of Plats, Page 100, Lincoln County, Nevada, records,

(Consisting of 1.11 Acres, and further identified as APN 013-041-27)



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G. The Decedent's estate consists of the Decedent's interest in the above-referenced real property.

H. There are no known unpaid debts of the Decedent. Petitioner acknowledged that DARYL ALLEN GAULT paid the sum of \$625.00 as a retainer for the attorney herein and that when the real property at 150 Matthews Court, Panaca, NV 89042 is sold that the title/escrow company repay DARYL ALLEN GAULT the sum of \$625.00 from the proceeds of the property prior to any distribution of said funds resulting from the sale.

I. It is appropriate to set aside the estate without administration under NRS 146.070, pursuant to the terms and provisions of Decedent's last Will and Testament.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that when the real property at 150 Matthews Court, Panaca, NV 89042 is sold that the title/escrow company repay DARYL ALLEN GAULT the sum of \$625.00 from the proceeds of the property prior to any distribution of said funds resulting from the sale. Reimbursement to be forwarded to Daryl Allen Gault, 642 Bayview Drive, Apios, CA 95003

IT IS FURTHER THEREFORE ORDERED, ADJUDGED AND DECREED that the decedent's interest in the following described real estate, together with any other assets which are subsequently discovered, having an aggregate value of no more than \$75,000.00 are hereby set without administration to DIANA G. WINN pursuant to Decedent's Last Will and Testament:

A. A one-quarter (1/4) interest in the real property commonly known as 150 Matthews Court, Panaca, NV 89042, belonging to Decedent and more particularly described by the Lincoln County Assessor's Office as follows:

Lot 22, Sungold 2.0, including only the Northeast One-Fourth (1/4) of Lot 22 consisting of 2293 sq. feet and having a meat packing plant on said property.

APN: 002-103-34

B. Parcel 1 of Lot Thirty-two (32), HIGHLAND KNOLLS, as shown by map thereof on file in Book "A" of Plats, Page 100, Lincoln County, Nevada, records,

(Consisting of 1.11 Acres, and further identified as APN 013-041-25)

And

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C. Parcel 3 of Lot Thirty-two (32), HIGHLAND KNOLLS, as shown by map thereof on file in Book "A" of Plats, Page 100, Lincoln County, Nevada, records,

(Consisting of 1.11 Acres, and further identified as APN 013-041-27)

be transferred and set aside without administration to DIANA G. WINN, pursuant to the Decedent's Last Will and Testament; and

IT IS FURTHER THEREFORE ORDERED, ADJUDGED AND DECREED that the recording of a Certified Copy of this Order shall constitute a transfer of title of the decedent's interest in and to the real estate herein described unto DIANA G. WINN; and that upon recording the same, the records of the Lincoln County Treasurer and Assessor shall be amended to reflect said change of ownership of the property.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that this is a NUNC PRO TUNC ORDER correcting the prior ORDER FOR APPROVING REPORT AND SETTING ASIDE ESTATE WITHOUT ADMINISTRATION entered on April 8, 2005 and filed on April 11, 2005 in the above-entitled case.

DATED this 20 day of July, 2005.

KATHY A. HARBCASTLE

DISTRICT COURT JUDGE

Submitted by:

CALLISTER & REYNOLDS

By _____

RONALD H. REYNOLDS, ESQ.
Nevada State Bar #000827
823 Las Vegas Boulevard South
Las Vegas, Nevada 89101
Attorneys for the Estate of GAIL D. ARMSTRONG

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CLERK