

Official Record

Recording requested By  
GERRARD COX LARSEN

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$17.00 Page 1 of 4  
RPTT: Recorded By: AE  
Book- 313 Page- 0024



RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only  
and avoid printing in the 1" margins of document)

APN# 002-150-01

(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

TITLE OF DOCUMENT

(DO NOT Abbreviate)

Order Setting Aside Estate Without Administration

Document Title on cover page must appear EXACTLY as the first page of the document  
to be recorded.

RECORDING REQUESTED BY:

Gerrard Cox Larsen

RETURN TO: Name Gerrard Cox Larsen

Address 2450 St. Rose Parkway, Suite 200

City/State/Zip Henderson, NV 89074

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name Eric Neat, Erin Muldowney, Adam Neat, Matthew Neat

Address 1095 N. Manzanita Way

City/State/Zip Flagstaff, AZ 86001

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly, do not use page scaling.

Using this cover page does not exclude the document from assessing a noncompliance fee.

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FILED

2016 JAN 11 PM 3:08

LINCOLN COUNTY CLERK  
ll  
CITY

1 **ORD**  
JAY R. LARSEN, ESQUIRE  
2 Nevada Bar No. 5697  
SAMUEL M. WARREN, ESQUIRE  
3 Nevada Bar No. 12514  
GERRARD COX LARSEN  
4 2450 St. Rose Pkwy., Ste. 200  
Las Vegas, Nevada 89074  
5 (702) 796-4000  
Attorney for Petitioner

7 **DISTRICT COURT**  
8 **LINCOLN COUNTY, NEVADA**

9 \*\*\*\*\*

10 In the Matter of the Estate of  
11 KATHLEEN BELINGHERI NEAT,  
12 Deceased.

Case No.: CR1142015  
Dept. No.: 2

Hearing Date: January 8, 2015  
Hearing Time: 10:00 a.m.

14 **ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION**

15 ERIC B. NEAT, Petitioner, having presented his Petition to Set Aside Estate Without Further  
16 Administration to the Court, and the Court having examined the same and the exhibits submitted  
17 therewith, finds as follows:

- 18 1. Notice has been given according to law.
- 19 2. All allegations of the Petition are true.
- 20 3. Decedent's last Will dated August 18, 2003, was properly executed by the Decedent, and,  
21 as the time of execution of the Will, the Decedent was over the age of eighteen (18) years, was of sound  
22 mind, and was not acting under duress, menace, fraud, or undue influence, and was in every other  
23 respect competent to dispose of his estate by Will. The Will contains an affidavit of the attesting  
24 witnesses, in which the witnesses swear to the due execution of the Will and such additional facts as  
25 they would otherwise be required to testify to in Court to prove the validity of the Will.
- 26 4. Final distribution in this matter is appropriate.

27 Based upon the foregoing findings and good cause appearing:  
28

GERRARD COX LARSEN  
2450 St. Rose Parkway, Suite #200  
Henderson, Nevada 89074  
(702) 796-4000



1           **IT IS HEREBY ORDERED** that the Will of Decedent dated August 18, 2003, is hereby proved  
2 as Decedent's last Will.

3           **IT IS FURTHER ORDERED** that Petitioner is authorized and directed to pay the known  
4 creditors, as follows:

5	Aetna Pharmacy Management	\$ 15.19
6	Intermountain Healthcare	\$ 13.70
7	Dr.'s Albrecht, Dyer & Albrecht	\$ 4.83
8	Providence Health & Services	\$ 17.84
9	Naveed Vehra, M.D.	\$ 40.61
10	Mayo Clinic in Arizona	\$ 1,604.55
11	Southwest Mobile MBS, LLC	\$ 85.49
12	Hyundai Motor Finance	\$ 3,887.92
13	Solterra Subacute Services	\$ 5,153.30
14	DCM Services/Chase	\$12,682.57
15	Bank of America Visa	\$ 7.99
16	Southwest Credit Card	\$12,707.57

17           **IT IS FURTHER ORDERED** that Decedent's estate, consisting of Decedent's interest in the  
18 property hereafter described, and the same hereby is assigned, set over and distributed without  
19 administration, equally to ERIC NEAT, ERIN MULDOWNNEY, ADAM NEAT, and MATTHEW  
20 NEAT.

21           The property so set over is more particularly described as follows:

- 22           1 Share of Panaca Irrigation Company Stock
- 23           Washington Federal Checking Account Ending xxx048-2
- 24           Real Property located at:  
25           2 Fourth St. Port of Lot 1 Block 35, Panaca, NV 89042  
26           APN: 002-150-01  
26           Legal Description:  
26           Block 56 Lot 37 & 38

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28           ///

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IT IS FURTHER ORDERED that ERIC B. NEAT is authorized and directed to execute any and all documents necessary to effectuate the transfer of the assets set forth herein.

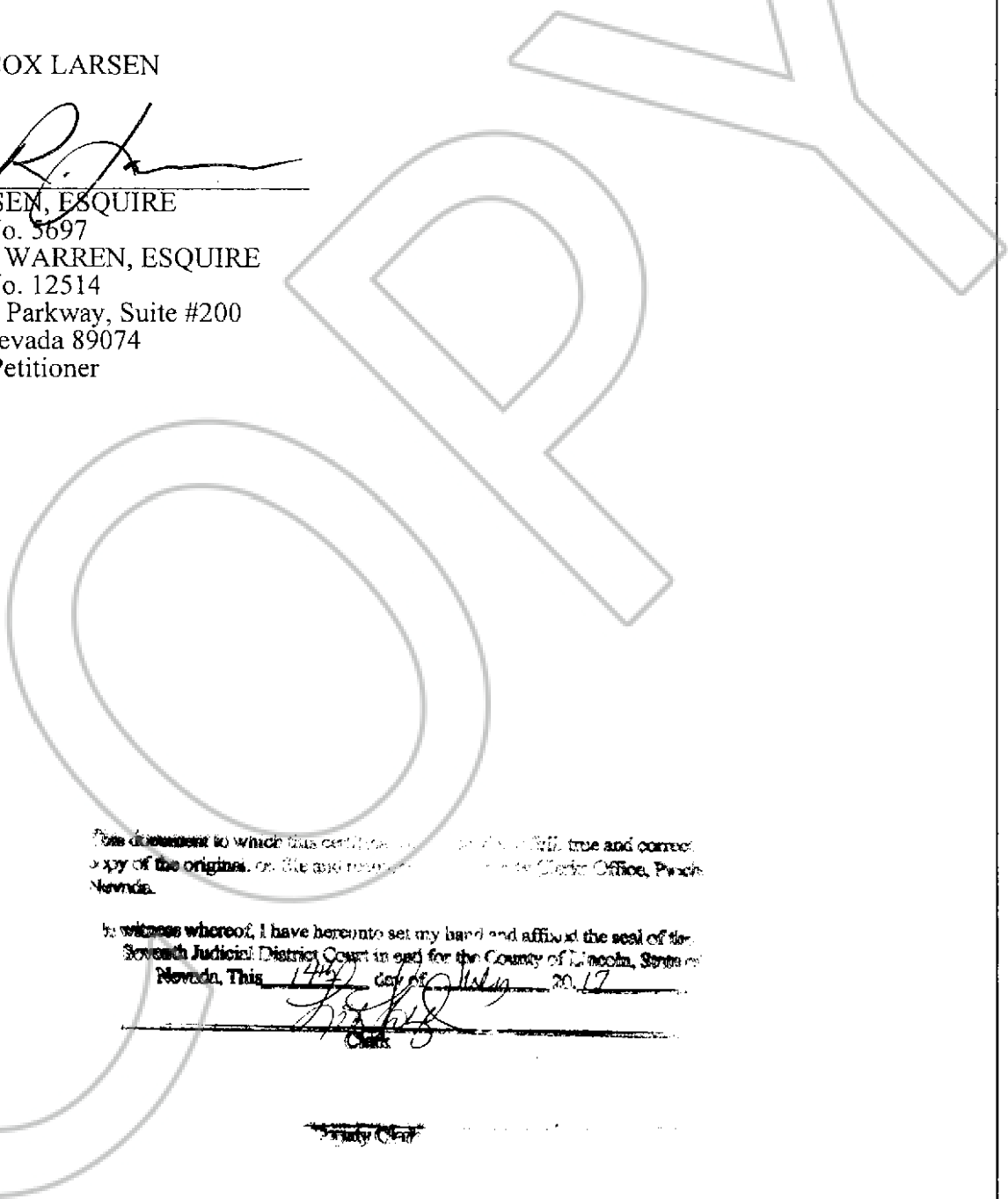
DATED this 8<sup>th</sup> day of January, 2016.

s/ Gary D. Fairman  
DISTRICT COURT JUDGE

GERRARD COX LARSEN

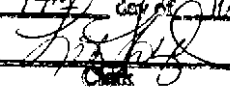


JAY R. LARSEN, ESQUIRE  
Nevada Bar No. 5697  
SAMUEL M. WARREN, ESQUIRE  
Nevada Bar No. 12514  
2450 St. Rose Parkway, Suite #200  
Henderson, Nevada 89074  
Attorney for Petitioner



This document to which this certificate is attached is a true and correct copy of the original on file and recorded in the County Clerk's Office, Washoe County, Nevada.

In witness whereof, I have hereunto set my hand and affixed the seal of the Seventh Judicial District Court in and for the County of Lincoln, State of Nevada, This 14<sup>th</sup> day of August, 2017.

  
Clerk

Seal of the Court

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
GERRARD COX LARSEN

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$17.00  
Recorded By: AE RPTT:  
Book- 313 Page- 0024

- 1. Assessor Parcel Number(s)
  - a. 002-150-01
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

- 2. Type of Property:
 

a. <input type="checkbox"/> Vacant Land	b. <input checked="" type="checkbox"/> Single Fam. Res.
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex
e. <input type="checkbox"/> Apt. Bldg	f. <input type="checkbox"/> Comm'l/Ind'l
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
<input type="checkbox"/> Other	

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ \_\_\_\_\_
- b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )
- c. Transfer Tax Value: \$ \_\_\_\_\_
- d. Real Property Transfer Tax Due \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 5
- b. Explain Reason for Exemption: Transfer from deceased mother's estate to children pursuant to court order (Case# PR1142015)

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Jay R. Neat Capacity: Attorney for Estate

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Estate of Kathleen Belingheri Neat

Address: 1095 N. Manzanita Way

City: Flagstaff

State: AZ Zip: 86001

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Eric Neat, Erin Muldowney,

Address: Adam Neat, Matthew Neat

City: 1095 N. Manzanita Way

State: Flagstaff, AZ Zip: 86001

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: Gerrard Cox Larsen

Address: 2450 St. Rose Parkway, Suite 200

City: Henderson

Escrow # \_\_\_\_\_

State: NV Zip: 89074