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Official Record

Recording requested By
GERRARD COX LARSEN ATTORNEYS AT LAW

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: AK

Book- 313 Page- 0601



0152552

RECORDING COVER PAGE

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

APN# 002-152-01

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

TITLE OF DOCUMENT

(DO NOT Abbreviate)

Second Amended 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, and

Address Matthew Neat

City/State/Zip 1095 N. Manzanita Way, 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.

P:\Common\FORMS & Notices\Cover Page Template Feb2014



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

FILED
 01/08/15 PM 1:42
 LINCOLN COUNTY, NEVADA
 [Signature]

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

9 *****

10 In the Matter of the Estate of) 11 KATHLEEN BELINGHERI NEAT,) 12 Deceased.) _____)	Case No.: Dept. No.:	PR1142015 2 Hearing Date: January 8, 2015 Hearing Time: 10:00 a.m.
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14 **SECOND AMENDED ORDER SETTING ASIDE ESTATE WITHOUT**
 15 **ADMINISTRATION**

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

- 19 1. Notice has been given according to law.
- 20 2. All allegations of the Petition are true.
- 21 3. Decedent's last Will dated August 18, 2003, (the "Will") was properly executed by the

22 Decedent, and, as the time of execution of the Will, the Decedent was over the age of eighteen (18)
 23 years, was of sound mind, and was not acting under duress, menace, fraud, or undue influence, and was
 24 in every other respect competent to dispose of her estate by Will. The Will contains an affidavit of the
 25 attesting witnesses, in which the witnesses swear to the due execution of the Will and such additional
 26 facts as they would otherwise be required to testify to in Court to prove the validity of the Will.

27 4. The value of the property of the Decedent does not exceed ONE HUNDRED
 28 THOUSAND DOLLARS (\$100,000.00), and the estate will have no cash with which to pay creditors.

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



1 5. Final distribution in this matter is appropriate.

2 Based upon the foregoing findings and good cause appearing;

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

5 **IT IS FURTHER ORDERED** that Petitioner is authorized to receive reimbursement from the
6 estate, to the extent cash is available, for attorney fees paid to the law firm of Gerrard Cox Larsen in
7 the amount of \$3,500.00.

8 **IT IS FURTHER ORDERED** that the balance of Decedent's estate, consisting of Decedent's
9 interest in the property hereafter described, and the same hereby is assigned, set over and distributed
10 without administration, according to the Decedent's Will, equally to ERIC NEAT, ERIN
11 MULDOWNNEY, ADAM NEAT, and MATTHEW NEAT.

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

13 1 Share of Panaca Irrigation Company Stock

14 Washington Federal Checking Account Ending xxx048-2

15 Real Property situated in the County of Lincoln, State of Nevada, described as follows:
16 Portion of the NW 1/4, Portion of the SW 1/4, Section 9, T2S, R68E, M.D.B & M
17 APN: 002-152-01
Commonly known as: 2 Fourth St., Panaca, Nevada 89042

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

20 **DATED** this 9th day of August, 2017.

21 /s/ Gary D. Fairman
22 DISTRICT COURT JUDGE

23 GERRARD COX LARSEN

24 J.R.L.
25 JAY R. LARSEN, ESQ.
Nevada Bar No. 5697
26 SAMUEL M. WARREN, ESQ.
Nevada Bar No. 12514
27 2450 St. Rose Parkway, Suite #200
28 Henderson, Nevada 89074

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
GERRARD COX LARSEN ATTORNEYS AT LAW

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00
Recorded By: AK RPTT:
Book- 313 Page- 0601

- 1. Assessor Parcel Number(s)
 - a. 002-152-01
 - b. _____
 - c. _____
 - d. _____

- 2. Type of Property:
 - a. Vacant Land
 - b. Single Fam. Res.
 - c. Condo/Twnhse
 - d. 2-4 Plex
 - e. Apt. Bldg
 - f. Comm'l/Ind'l
 - g. Agricultural
 - h. Mobile Home
 - Other

FOR RECORDERS OPTIONAL USE ONLY
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 Eric Neat Capacity: for Grantor
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