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Official Record

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McConnell Law Office

Elko County - NV

D. Mike Smales - Recorder

Pg 1 of 5 Fee: \$37.00

Recorded By: MSMALES

APN: 010-81F-015

RECORDING REQUESTED BY AND RETURN TO:

McConnell Law Office

950 Idaho Street

Elko, Nevada 89801

ORDER

(Title of Document)

FILED

2022 OCT 24 PM 4:58
4TH JUDICIAL DISTRICT COURT
CLERK _____ DEPUTY RS

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CASE NO. DC-PR-22-135
DEPT NO. 1
Pursuant to NRS 239B.030, this document
DOES NOT contain the Social Security number
of any person or persons.

IN THE FOURTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF ELKO

IN THE MATTER OF THE ESTATE OF
LEONARD PERRY,

Deceased.

ORDER AND DECREE
SETTING ASIDE ESTATE
WITHOUT ADMINISTRATION
PURSUANT TO NRS 146.070

/

The verified Petition to Set Aside Estate Without Administration pursuant to NRS 146.070 filed by **PATRICIA A. DEWITT** on September 19, 2022, having come on regularly to be heard on the 24th day of October, 2022, at the hour of 8:30 a.m., the Court finds that:

1. Notice of the hearing was given for the period of time and in the manner required by law.
2. The allegations of the Petition are true and correct.
3. That **LEONARD PERRY** ("Decedent") died on the 28th day of March, 2017, in the City of Grand Junction, County of Mesa, State of Colorado, and was at the time of his death over the age of majority and a resident of the City of Grand Junction, County of Mesa, State of Colorado. A true and correct copy of the decedent's Certificate of Death, as issued by the State of Colorado, is attached hereto as Exhibit A (as redacted).
2. That the Petitioner is a surviving sibling of the Decedent and has been appointed the Special Administrator of Decedent's estate by the District Court of the County of Mesa, State of Colorado. The Petitioner is over the age of majority and a

1 resident of the State of Maryland.

2 3. That the Decedent died intestate.

3 4. That the names, ages, relationships and addresses of the common- heirs,
4 devisees and legatees of Decedent, so far as known to Petitioner, are:

<u>NAME</u>	<u>AGE</u>	<u>RELATION</u>	<u>ADDRESS</u>
PATRICIA A. DEWITT	Adult	Sister	12304 Snowden Woods Road Laurel, MA 20708
MARLENE RIVERS	Adult	Sister	1106 Gary Road Camden, SC 29020
YVONNE PERRY	Adult	Niece	200 Barnard Street, Apt. 1 Highland Park, NJ 08904
JACQUELINE CANTY-TISDALE	Adult	Niece	13403 Colwyn Road Fort Washington, MA 20744
ROBERTA CANTY-COLLINS	Adult	Niece	8641 Ritchboro Road District Heights, MA 20747
ROBERT WILLIAMS	Adult	Nephew	137 Timber Court Lynchburg, VA 24501
DARRYL CANTY	Adult	Nephew	2345 Green Street, SE Apt. 101 Washington, DC 20020
CONSTANCE CANTY	Adult	Niece	2319 Good Hope Court, SE Apt. 401 Washington, DC 20020
RONALD WILLIAMS	Adult	Nephew	6018 Olive Grove Drive Corpus Christi, TX 78414

5. That the following is a specific description of all the Decedents' interest in and to all real property located in the County of Elko, State of Nevada, with a value of less than \$100,000 ("Property Interest") (Statement of Value attached hereto as Exhibit "B").

All Decedents' interest in and to all that certain real property located in the County of Elko, State of Nevada, and further described as follows:

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NW 1/4 SW 1/4 NW 1/4 of Section 29, Township 40 North,

1 Range 70 East, M.D.B. & M. being a parcel of real property
2 located in the Gamble District, County of Elko, State of
3 Nevada.

4 Hereinafter, "Real Property".

5 (The total value is less than \$100,000.)

6 6. That Decedent acquired the Real Property as an unmarried man, as his
7 sole and separate property, on May 27, 2008, by that certain Deed recorded on May 30,
8 2008, as Document No. 597024, in the Office of the County Recorder of the County of
9 Elko, State of Nevada.

10 7. That the Petitioner is requesting that Decedent's interest in and to the
11 Real Property be set aside to **JONES LAND COMPANY, LLC**, a Minnesota Limited
12 Liability Company, as a purchaser of the Real Property from Decedent's estate, and the
13 proceeds therefrom be distributed to Decedent's heirs in accordance with the laws of
14 intestate succession in the Colorado probate action.

15 8. That to the knowledge of the Petitioner there are no liens or
16 encumbrances on the real property other than accruing taxes.

17 9. That all debts, charges and expenses of the last illness and funeral
18 expenses of the Decedents have been paid as far as known to the Petitioner.

19 10. That **MCCONNELL LAW OFFICE**, located in Elko, Nevada, has
20 performed services for said Estate acting as and for attorney for the Petitioner, for
21 which attorney is entitled to a reasonable fee; that your Petitioner and said attorney
22 has agreed that a reasonable fee for said services would be in the sum of \$1,300.00,
23 plus costs incurred.

24 NOW, THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED
25 THAT:

26 1. Due and legal notice of the hearing of said Petition to Set Aside
27 Estate Without Administration pursuant to NRS 146.070 has been given to or waived
28 by all persons interested in said Estate or who are entitled to notice thereof for the

1 time and in the manner required by law.

2 2. The gross value of the Estate after deducting any encumbrances,
3 does not exceed the sum of \$100,000.00, and that all right, title and interest of the
4 Decedent, **LEONARD PERRY**, in and to the above-described real property which was
5 the sole and separate property of the Decedent.

6 3. In accordance with NRS 146.070, all right, title and interest of
7 Decedent in and to the above-described real property be assigned and set aside to be
8 set aside to **JONES LAND COMPANY, LLC**, a Minnesota Limited Liability
9 Company, as a purchaser of the Real Property from Decedent's estate, and the proceeds
10 therefrom be distributed to Decedent's heirs in accordance with the laws of intestate
11 succession in the Colorado probate action.

12 4. In accordance with NRS. 146.070, the interests of Decedent in and
13 to any and all other property, real or personal, of any name, nature, kind, character or
14 description not herein above described, or which may be incorrectly described herein,
15 which is within the jurisdiction of the Court, and does not cause the gross value of the
16 Estate less encumbrances to exceed \$100,000.00, is assigned and set aside to
17 Decedent's heirs in accordance with the laws of intestate succession in the Colorado
18 probate action.

19 5. The attorney's fees in the sum of \$1,300.00 to **MCCONNELL LAW**
20 **OFFICE** and costs advanced are hereby approved and ordered paid.

21 6. A certified copy of this Order shall be recorded in the office of the
22 County Recorder of Elko County, Nevada.

23 DATED this 24 day of October, 2022.

24 **/S/ KRISTON N. HILL**

25 **KRISTON N. HILL**
26 **DISTRICT JUDGE - Dept. 1**

27 CERTIFIED COPY
28 DOCUMENT ATTACHED IS A
TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE
3 day of NOV, 2022
Kristine Jakeman
CLERK