

Official Record

Requested By
WILSON BARROWS SALYER JONES

Elko County - NV

D Mike Smales - Recorder

Page: 1 of 9 Fee: \$22.00

Recorded By ST RPTT: \$0.00



686974

APN: 007-08B-008

Mailing Address of Grantee or Other Person Requesting Recording:

Wilson | Barrows | Salyer | Jones
442 Court Street
Elko, Nevada 89801

Mail Tax Statements to:

Name: Chattin Family Trust
Address: C/O Phillip Chattin, P.O. Box 1753
City/State/Zip: Boise, Idaho 83701

Social Security Number Affirmation Statement:

In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does not contain personal information, including full social security number of any person;

-OR-

In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does contain personal information, including full social security number of a person.

Ellen Buege

Legal Assistant

Name

Title

Signature

Title of Document Recorded:

Order to Set Aside Estates Without Administration



FILED

1 No. PR-P1-14-54

2 Dept. 1

3

4

5

6

7

2014 JUN -3 PM 3:33

ELKO CO DISTRICT COURT

CLERK _____ DEPUTY *[Signature]*

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

8	In the Matter of the Estates of,
9	
10	DOROTHY THOMAS CHATTIN, aka
11	DOROTHY T. CHATTIN, aka DOROTHY
12	HANSEN, aka D T HANSEN,
13	
14	and
15	
16	KENNETH B. CHATTIN, aka KENNETH
17	CHATTIN, aka KEN CHATTIN,
18	
19	Deceased.

**ORDER TO SET ASIDE ESTATES
WITHOUT ADMINISTRATION**

20 PHILLIP K. CHATTIN filed herein on May 13, 2014, his Petition to Set Aside Estates
21 Without Administration. A Notice of Hearing was given for Monday, June, 2, 2014 at 9:00
22 a.m. The same came on regularly to be heard. No person appeared in opposition. The
23 matter was submitted on the verified Petition. ACCORDINGLY,

24 THE COURT HEREBY FINDS AND CONCLUDES AS FOLLOWS:

- 25 1. Due and legal notice of the filing and hearing of the Petition was given.



1 2. All averments in the Petition are true and correct.

2 3. Petitioner is the surviving son of Decedent, KENNETH B. CHATTIN ("Kenneth").

3 4 Decedent, DOROTHY THOMAS CHATTIN ("Dorothy") died on January 13, 2011 in
4 Lamoille, Nevada, as shown on the copy of the Certificate of Death attached to the
5 Petition as Exhibit A.

6 5. Dorothy died leaving an estate in the County of Elko, State of Nevada.

7 6. The property in Nevada in which Dorothy had an interest ("Dorothy's Property") is
8 more particularly described as follows:

Description	APN/VIN/Acct. #	Est. Value
Undivided 1/2 interest-Lamoille Property	007-08B-008	\$82,316.98
Undivided 1/2 interest in 1976 Camaro	1S87L6N538742	\$2,062.13
Undivided 1/2 interest in 1980 Cadillac	6L579AE626993	\$2,092.68
Wells Fargo safe deposit box (papers)	UTFSB001460212	\$0.00
	TOTAL	\$86,471.79

15 7. Prior to Dorothy's death, Kenneth transferred his undivided one-half interest in the
16 Lamoille Property to PHILLIP K. CHATTIN, ELIZABETH A. CHATTIN, and ROBERT C.
17 CHATTIN, as Trustees of the CHATTIN FAMILY TRUST.

18 8. There were no liens or mortgages of record upon Dorothy's Property at the date of
19 the death of Dorothy.

20 \\\



- 1 9. The gross value of Dorothy's Property at the time of death did not exceed
- 2 \$100,000.00, after deducting any encumbrances, and is estimated to be \$86,471.79.
- 3 10. There are no debts of Dorothy within the State of Nevada so far as known to
- 4 Petitioner.
- 5 11. Dorothy died with a surviving spouse (Kenneth) and no minor children.
- 6 12. Dorothy died intestate.
- 7 13. The names, ages, relationships, and residences of the heirs at law and next of kin of
- 8 Dorothy are as follows:

Name	Age	Relationship	Address
Terrell Hansen	Adult	Son	9604 East Plana Avenue, Mesa, AZ 85212

- 11 14. If Kenneth were alive, Dorothy's estate would not be administered upon in the State
- 12 of Nevada, but rather, the whole thereof would be set aside unto him under the
- 13 laws of intestate succession.
- 14 15. However, Kenneth died on February 3, 2014, in Elko, Nevada, as shown on the copy
- 15 of the Certificate of Death attached to the Petition as Exhibit H.
- 16 16. Kenneth died leaving an estate in the County of Elko, State of Nevada.
- 17 17. The property in Nevada in which Kenneth had an interest ("Kenneth's Property") is
- 18 more particularly described as follows:
- 19 \\\



1	Description	APN/VIN/Acct. #	Est. Value
2	Dorothy's interest in Lamoille Property	007-08B-008	\$82,297.48
3	1976 Chevrolet Camaro	1S87L6N538742	\$6,345.00
4	1980 Cadillac Eldorado	6L579AE626993	\$6,439.00
5	National Geographic Society check	341786	\$29.25
6	Anthem check	0534992	\$333.08
7	1969 Chevrolet Caprice	166399C039245	\$3,600.00
8	Wells Fargo safe deposit box (papers)	1DFSB001671410	\$0.00
9	Wells Fargo safe deposit box (papers)	UTFSB001460212	\$0.00
10	Nye County oil well royalty	BRITTON 13-11R	\$400.22
11	Nye County oil well royalty	BRITTON 13-21X	\$453.71
12		TOTAL	\$99,897.74

13 18. Kenneth's interest in Kenneth's Property was all right, title and interest as his sole
 14 and separate property.

15 19. There were no liens or mortgages of record upon Kenneth's Property at the date of
 16 the death of Kenneth.

17 20. There are debts of Kenneth within the State of Nevada and they are more
 18 particularly described as follows:

- 19 ///
- 20 ///
- 21 ///
- 22 ///



1	Description	Account Number	Est. Balance
2	Elko County property taxes – Lamoille	007-08B-008	\$591.60
3	Burns Funeral Home	None	\$2,135.00
4	American Express	Unknown	\$72.99
5	AT&T	Unknown	\$62.93
6	Ruby Creek Emergency Medicine	Unknown	\$152.90
7	Elko Sanitation	Unknown	\$77.58
8	Frontier Communications	Unknown	\$120.62
9	NV Energy – pump house	Unknown	\$93.01
10	NV Energy – house	Unknown	\$661.95
11	Lincoln County Power District	Unknown	\$275.47
12	Pioche Public Utilities	Unknown	\$74.82
13	Lincoln County Telephone	Unknown	\$9.99
14	Internal Revenue Service	518-22-0959	\$5,292.00
15	Miscellaneous debts related to Lamoille	Unknown	\$1,890.82
16		TOTAL	\$11,511.68

- 17 21. The gross value of Kenneth's Property at the time of death did not exceed
18 \$100,000.00, after deducting any encumbrances, and is estimated to be \$99,897.74.
- 19 22. Kenneth died without a surviving spouse and no minor children.
- 20 23. Kenneth died testate leaving a valid Will.
- 21 24. Kenneth's Will was lodged with the Elko County Clerk on April 8, 2014. A true and
22 correct copy is attached to the Petition as Exhibit R.



1 25. The names and residences of the devisees named in Kenneth's Will, the age of any
 2 who is a minor, and the relationship of the devisees to Kenneth, so far as known to
 3 Petitioner are as follows:

Name	Age	Relationship	Address
Phillip K. Chattin	Adult	Son	P.O. Box 1753, Boise, ID 83701-1753
Elizabeth A. Chattin	Adult	Daughter	964 L. Street, Baker City, OR 97814
Robert C. Chattin	Adult	Son	309 West 23 rd St., Vancouver, WA 98650
Terrell Hansen	Adult	Step-Son	9604 East Plana Avenue, Mesa, AZ 85212

9 26. The names, ages, relationships, and residences of the heirs at law and next of kin of
 10 Kenneth are as follows:

Name	Age	Relationship	Address
Phillip K. Chattin	Adult	Son	P.O. Box 1753, Boise, ID 83701-1753
Elizabeth A. Chattin	Adult	Daughter	964 L. Street, Baker City, OR 97814
Robert C. Chattin	Adult	Son	309 West 23 rd St., Vancouver, WA 98650

15 27. Kenneth's estate should not be administered upon in the State of Nevada, but
 16 rather, the whole thereof should be set aside unto PHILLIP K. CHATTIN, ELIZABETH A.
 17 CHATTIN, and ROBERT C. CHATTIN, as Co-Trustees of the CHATTIN FAMILY TRUST as
 18 the persons entitled thereto under Kenneth's Last Will and Testament, AND GOOD
 19 CAUSE APPEARING THEREFORE,
 20



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21

IT IS HEREBY ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

- 1. That the gross value of Dorothy's estate does not exceed the sum of \$100,000.00.
- 2. That the gross value of Kenneth's estate does not exceed the sum of \$100,000.00.
- 3. That Dorothy's estate is hereby set-aside unto KENNETH B. CHATTIN, as the person entitled thereto.
- 4. Kenneth's estate (inclusive of Dorothy's estate) is hereby set-aside unto PHILLIP K. CHATTIN, ELIZABETH A. CHATTIN, and ROBERT C. CHATTIN, as Co-Trustees of the CHATTIN FAMILY TRUST .

DATED this 3 day of June 2014.

/S/ NANCY PORTER

**NANCY PORTER
District Court Judge
Department 1**

14050324.eb.wpd
May 22, 2014

CERTIFIED COPY
DOCUMENT ATTACHED IS A
TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE

3 day of June 2014

Coral Juma

CLERK



LAMOILLE PROPERTY

The land referred to herein is situated in the State of Nevada, County of Elko, described as follows:

PARCEL 1:

A parcel of land located in the S1/2NW1/4 of Section 19, Township 33 North, Range 58 EAST, M.D.B.&M., more particularly described as follows:

Commencing at Corner No. 1, which is the West quarter corner of Section 19;

Thence North 89°54'41" East, a distance of 731.21 feet to Corner No. 2;

Thence North 0°23' East, a distance of 368.58 feet to Corner No. 3;

Thence South 89°54'41" West, a distance of 731.21 to Corner No. 4;

Thence South 0°23' West, a distance of 368.58 feet to Corner No. 1 the point of beginning;

EXCEPTING THEREFROM that certain parcel of land more particularly described as follows:

A parcel of land located in the SW1/4NW1/4 of Section 19, Township 33 North, Range 58 East, M.D.B.&M., Elko County, Nevada, more particularly described as follows:

Commencing at the West 1/4 of said Section 19;

Thence North 89°54'41" East, 711.21 feet to Corner No. 1, the true point of beginning;

Thence continuing North 89°54'41" East, 20.00 feet to Corner No. 2;

Thence North 0°23'00" East, 20.00 feet to Corner No. 3;

Thence South 45°08'50" West, 28.40 feet to Corner No. 1, the point of beginning.

PARCEL 2:

A parcel of land located in the NW1/4SW1/4 of Section 19, Township 33 North, Range 58 East, M.D.B.&M., Elko County, Nevada, more particularly described as follows:

Beginning at Corner No. 1, which is the West 1/4 corner of said Section 19;

Thence North 89°54'41" East, 711.21 feet to Corner No. 2;

Thence South 0°12'15" West, 306.24 feet to Corner No. 3;

Thence South 89°54'41" West, 711.68 feet to Corner No. 4, a point on the West line of said Section 19;

Thence North 0°17'30" East, 306.24 feet along the West line of said Section 19 to Corner No. 1, the point of beginning.