

1878489

FILED

'95 MAR 16 09:11

CLERK
C. Parsley
DEPUTY

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Case No. CV94-01356

Dept. No. 4

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF WASHOE

In the Matter of the Estate of

of

SUPPLEMENTAL ORDER
OF DISTRIBUTION

BUDD PECETTI, aka BUDD O. PECETTI,

Deceased.

MARVIN W. MURPHY, Executor of the Estate of BUDD PECETTI, aka
BUDD O. PECETTI, deceased (the "Decedent"), having heretofore filed a Petition To Reopen
Estate Administration and For Supplemental Order Distributing Property and the same coming
on this day regularly for hearing, the Court now finds:

1. Due and legal notice of the hearing on the Petition To Reopen Estate
Administration and For Supplemental Order Distributing Property has been regularly given in
the manner prescribed by law as further shown by the acknowledgments of service and Affidavit
of Mailing on file herein.

2. Decedent died testate on the 19th day of July, 1993, at Reno, Washoe
County, Nevada, being at the time of his death a resident of, and leaving property in, the State
of Nevada.

BK4264PG0711

Maitto
ANDERSON, FEARL,
HARDESTY, LYLE,
MURPHY & BENNETT
ATTORNEYS AT LAW
A PROFESSIONAL
CORPORATION
THIRD FLOOR
345 EAST LIBERTY ST.
POST OFFICE BOX 21190
RENO, NEVADA 89515
TEL. (702) 348-9000

BK 4264 PG 0712

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

3. Decedent's Will dated April 18, 1990, was admitted to probate by Order of this Court dated April 14, 1994. MARVIN W. MURPHY, named in the Will as Executor, duly qualified as Executor of the Will and Letters Testamentary were issued to Petitioner on April 14, 1994.

4. On November 17, 1994, the Court entered its Order Settling First and Final Account, Report of Executor and Decree of Distribution distributing the Deceased's Estate to Petitioner, as Trustee of the Budd Pecetti 1990 Revocable Trust.

5. There are no creditors of the Estate.

6. A portion of the Decedent's Estate consisted of real property located in the County of Washoe, State of Nevada, commonly referred to as Assessor Parcel No. 022-010-03. On April 18, 1990, Decedent conveyed Assessor Parcel No. 022-010-03 to the Budd Pecetti 1990 Revocable Trust (the "Trust"). The Trust held an undivided one-half interest in Assessor Parcel No. 022-020-03. On or about February 6, 1995, Petitioner was advised that the legal description of Assessor Parcel No. 022-010-03 was incomplete in that Assessor Parcel No. 022-010-03 consisted of two separate parcels although the official records of the County Assessor for Washoe County, Nevada, included both legal descriptions within one assessor parcel number. A true and correct copy of the legal description of the parcel omitted from the Trust is attached hereto as Exhibit "A" and, by reference, made a part hereof.

7. Petitioner should be authorized and directed to distribute the real property described on Exhibit "A" to the Budd Pecetti 1990 Revocable Trust.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED BY THE COURT THAT:

1. The Estate of the Decedent is hereby reopened for the specific purpose of administering the real property described on Exhibit "A" attached hereto;

ANDERSON, PEARL,
HARDESTY, LYLE,
MURPHY & BENNETT
ATTORNEYS AT LAW
A PROFESSIONAL
CORPORATION
THIRD FLOOR
218 EAST LIBERTY ST.
POST OFFICE BOX 21180
RENO, NEVADA 89515
TEL. (702) 348-8000

EXHIBIT "A"

All that certain piece or parcel of land situate in the County of Washoe, State of Nevada, being all that portion of the Southwest quarter of the Southwest quarter of Section 5 and the Northwest quarter of Section 8, Township 18 North, Range 20 East, M.D.B. & M., described as follows:

Commencing at section corner common to Sections 5, 6, 7 and 8 in said Township 18 North, Range 20 East, M.D.B. & M., thence North 73°42'10" East 346.86 feet to the Northwest corner of parcel conveyed to Elmo Pecetti, et. ux., by deed recorded October 22, 1969, in Book 421, Official Records, page 577; thence along the Northerly and Easterly line of said parcel the following courses and distances; South 88°59'00" East 307.59 feet; and South 01°01'00" West 308.71 feet to the Southwest corner of parcel conveyed to Budd Pecetti by deed recorded October 22, 1969, in Book 421, Official Records, page 580; thence along the Southerly boundary line of said parcel the following courses and distances; North 78°20'57" East along a rock wall 141.88 feet and South 45°31'30" East a distance of 172.24 feet to the true point of beginning; thence South 45°31'30" East to the Southwest corner of parcel conveyed to Elmo Pecetti, et. ux., by deed recorded September 14, 1971, in Book 571, Official Records, page 612; thence along the Westerly and Northerly boundary line of said parcel the following two courses and distances; North 425.0 feet and Northeasterly to the Northeasterly corner of said parcel and said point being the Northeast corner of the Northwest quarter of said Section 8; thence West along the North line of the Northwest quarter of said Section 8 to the Southeast corner of the West half of the Southwest quarter of said Section 5; thence North along the East line of the West half of the Southwest quarter of said Section 5 a distance of 98.26 feet more or less to the Southeasterly corner of parcel conveyed to Leonard M. Otten, et. ux., by deed recorded May 16, 1978, as Document No. 112608, Official Records said point shown on Record of Survey No. 1173 for Leonard M. Otten filed in the office of the County Recorder of Washoe County, Nevada on May 11, 1978, under File No. 531471; thence North 89°43'34" West along the South line of said parcel a distance of 370.71 feet to the Northeast corner of said parcel conveyed to Budd Pecetti by deed recorded October 22, 1969, in Book 421, Official Records, page 580; thence along the Easterly and Southerly line of said parcel the following courses and distances; South 01°01'00" West 396.07 feet and South 88°59'00" West 66.17 feet to the true point of beginning.

1578489

OFFICIAL RECORDS
WASHOE CO., NEVADA
RECORD REQUESTED BY
Anderson Pearl Etal
95 MAR 16 PM 2: 50

JOE MELCHER
COUNTY RECORDER

FEE 10.00 DEP CA

4

BK 4264 PG 0714

ANDERSON, PEARL,
HARDESTY, LYLE,
MURPHY & BENNETT
ATTORNEYS AT LAW
A PROFESSIONAL
CORPORATION
THIRD FLOOR
245 EAST LIBERTY ST.
POST OFFICE BOX 21150
RENO, NEVADA 89515
TEL. (702) 348-5000

10.00 *EX*