

Official Record

Recording requested By  
DYLAN FREHNER

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: AE

Book- 249 Page- 0089



APN 03-174-17

APN \_\_\_\_\_

APN \_\_\_\_\_

ORDER

Title of Document

Affirmation Statement

X I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number of any person or persons. (Per NRS 239B.030)

\_\_\_\_\_ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number of a person or persons as required by law: \_\_\_\_\_

(State specific law)

Dylan Frehner - Attorney for Grantee  
Signature Title

Dylan Frehner  
Print

6/26/09  
Date

Grantees address and mail tax statement:

Jennifer Betenson  
3415 Comanche Road  
St. George UT, 84790



1 Case No.: PR 0101009

2 Dept. No.: 1

2009 JUN 26 PM 1:44

LINCOLN COUNTY CLERK  
*[Signature]*

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5 **IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**  
6 **IN AND FOR THE COUNTY OF LINCOLN**

7  
8 \*\*\*\*\*  
9 IN THE MATTER OF THE  
ESTATE OF:

10 HELLYN IVERSON MILLER,  
11 Deceased.

**ORDER TO PROVE WILL AND SET  
ASIDE ESTATE WITHOUT  
ADMINISTRATION**

12 The verified Petition of Hellyn Iverson Miller to set aside the estate of the Decedent came  
13 regularly for hearing this day. No person appeared to contest the Petition. Upon proof duly made  
14 to the satisfaction of the Court, the Court now finds as follows:

- 15 1. All notices of the hearing have been duly given as required by law.
- 16 2. No letters of administration were issued.
- 17 3. HELLYN IVERSON MILLER, died on November 29<sup>th</sup>, 2008, and, at the time of

18 her death, was a resident of Caliente, Lincoln County, State of Nevada. The Decedent left an  
19 estate in the State of Nevada subject to probate administration.

20 4. The Decedent left a valid will executed August 16<sup>th</sup>, 1999, which Will was  
21 amended pursuant to a 1<sup>st</sup> Codicil on May 3<sup>rd</sup>, 2004 and further amended by a 2<sup>nd</sup> Codicil on  
22 March 28<sup>th</sup>, 2008.

23 5. The Decedent's Amended Will dated March 28<sup>th</sup>, 2008 was duly executed in all  
24 particulars as required by law, and at the time of the execution of this Will, the Decedent was of  
25 sound mind, over the age of eighteen (18) years, and was not acting under undue influence or  
26 duress.

27 ///

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6. All of the Decedent's property, whether real or personal, was held as sole property.

7. The facts of the Petition having been found to be true, and good cause appearing, the Court now grants the Petition as follows:

**IT IS HEREBY ORDERED** that the estate of HELLYN IVERSON MILLER, be set aside without administration;

**IT IS FURTHER ORDERED** that the real property of HELLYN IVERSON MILLER, described as APN 03-174-17, further described as:

LOT 5 AND 6 IN THE BLOCK 2 OF THE MODERN TOWNSITE ADDITION TO THE CITY OF CALIENTE, NEVADA AS SHOWN ON THE MAP THEREOF RECORDED FEBRUARY 5, 1931 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY IN BOOK A OF PLATS, PAGE 64 AS FILE NO. 7324, LINCOLN COUNTY, NEVADA RECORDS. APN 03-174-17

shall be transferred to Jennifer Marie Betenson, a married woman as her sole and separate property, and subject to mortgage/lien held by Washington Mutual Bank, FA, Loan #0622823920;

DATED this 26 day of June 2009.

s/ Steve L. Dobrescu  
DISTRICT JUDGE

This document to which this certificate is attached is a full, true and correct copy of the original, on file and record in the County Clerks Office, Pioche 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 26<sup>th</sup> day of June 2009

\_\_\_\_\_  
Clerk  
J Sevens  
Deputy Clerk