

Official Record

Recording requested By
BARNEY MCKENNA & OLMSTEAD, PC

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT:

Recorded By: AE

Book- 271 Page- 0309



APN# 6-241-22

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

Order Setting Aside Estate
Without Administration

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Recording Requested by:

Cyndy

Return Documents To:

Name Barney McKenna & Olmstead, P.C.

Address 43 S. 100 East, Ste 300

City/State/Zip St. George, UT 84770

This page added to provide additional information required by NRS 111.312 Section 1-2

(An additional recording fee of \$1.00 will apply)

This cover page must be typed or printed clearly in black ink only.



FILED

2012 APR 13 PM 4:30

LINCOLN COUNTY CLERK

1 ORD
2 BARNEY MCKENNA & OLMSTEAD, P.C.
3 JEFFERY J. MCKENNA
4 Nevada Bar No. 6058
5 590 W. Mesquite Blvd., Suite 202A
6 Mesquite, NV 89024
7 Telephone: (702) 346-3100
8 Facsimile: (702) 345-4683
9 Attorneys for Petitioner
10 cole, dustin 3863\03 ea linda lytle\order to set aside.doc

DISTRICT COURT

LINCOLN COUNTY, NEVADA

IN THE MATTER OF THE ESTATE OF

LINDA JOE LYTLE,
aka LINDA LYTLE COLE

Deceased.

Case No. PR0202012
Dept No. 1

ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION

The Court, having considered the Petition to Set Aside Estate Without Administration filed by Petitioner DUSTIN L. COLE, having conducted a hearing on the Petition, and finding good cause shown, hereby finds:

1. Notice has been properly given pursuant to section 155.010 of the Nevada Revised Statutes.

2. The only property of decedent is a one-half (1/2) interest in a parcel of real property located in Lincoln County, Nevada, known as:

“Beginning at the southwesterly corner of Lot Five (5), whence the corner common to Sections Two (2) and Three (3) in Township One (1) North and Sections Thirty-Four (34) and Thirty-five (35) in Township Two (2) North, Range Sixty-nine (69) East, MDB&M, bears South 87°14' West 2361.0 feet (said corner being actually North 1°53' East 679 feet from where it should be); thence South 73°26' East 447.3 feet to the southwesterly corner, the TRUE POINT OF BEGINNING; thence North 18°26' East 250.7 feet to the northwesterly corner; thence South 69°43' East 177.9 feet to the northeasterly corner; thence South 18°26' West 239.2 feet to the southeasterly corner; thence North 73°26' West 177.9 feet to the southwesterly corner, the TRUE POINT OF BEGINNING; containing 1.00 acre, more or less, together with any and all improvements situate thereon and together with any water and water rights appurtenant thereto.”

Parcel No: APN6-241-22



1 3. There are no liens or encumbrances of record on the above property at the time of
2 decedent's death so far as known to Petitioner, and decedent has no debts as of the date of this
3 petition.

4 4. The estimated value of the estate of decedent at the time of decedent's death is
5 less than \$100,000.00.

6
7 WHEREFORE, the Court orders as follows:

8 A. That the estate of LINDA JOE LYTLE, aka LINDA LYTLE COLE is set aside
9 without administration to DUSTIN L. COLE and DARRIN R. COLE as the surviving heirs of
10 the estate;

11 B. The decedent's one-half (1/2) interest in the property more commonly known as:

12
13 "Beginning at the southwesterly corner of Lot Five (5), whence the corner
14 common to Sections Two (2) and Three (3) in Township One (1) North
15 and Sections Thirty-Four (34) and Thirty-five (35) in Township Two (2)
16 North, Range Sixty-nine (69) East, MDB&M, bears South 87°14' West
17 2361.0 feet (said corner being actually North 1°53' East 679 feet from
18 where it should be); thence South 73°26' East 447.3 feet to the
19 southwesterly corner, the TRUE POINT OF BEGINNING; thence North
20 18°26' East 250.7 feet to the northwesterly corner; thence South 69°43'
21 East 177.9 feet to the northeasterly corner; thence South 18°26' West
22 239.2 feet to the southeasterly corner; thence North 73°26' West 177.9
23 feet to the southwesterly corner, the TRUE POINT OF BEGINNING;
24 containing 1.00 acre, more or less, together with any and all improvements
25 situate thereon and together with any water and water rights appurtenant
26 thereto."

27 Parcel No: APN6-241-22

28 is hereby conveyed to DUSTIN L. COLE, as to a one-half (1/2) interest and DARRIN R. COLE,
as to a one-half (1/2) interest, as tenants in common; and

 C. Petitioner shall record this Order with the Office of Recorder for Clark County,
Nevada, and, upon recording, this Order shall be conclusive proof of the transfer of the
decedent's one-half (1/2) interest in the property to DUSTIN L. COLE, as to a one-half (1/2) //

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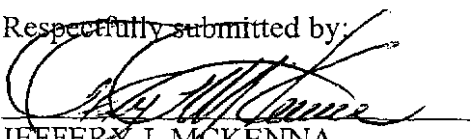


1 interest and DARRIN R. COLE, as to a one-half (1/2) interest, as tenants in common.

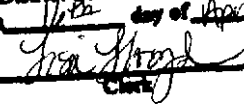
2 Dated: April 13, 2012

3 7
EIGHTH JUDICIAL DISTRICT COURT

4 
5 _____
6 DISTRICT COURT JUDGE

7 Respectfully submitted by:
8 
9 JEFFERY J. MCKENNA
10 Nevada Bar No. 6058
11 590 W. Mesquite Blvd., Suite 202A
12 Mesquite, NV 89024
13 Attorneys for Petitioner

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16
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21 This document to which this certificate is attached is a full, true and correct
22 copy of the original, on file and recorded in the County Clerk's Office, Lincoln
23 Nevada.

24 In witness whereof, I have hereunto set my hand and affixed the seal of the
25 Seventh Judicial District Court in and for the County of Lincoln, State of
26 Nevada, This 13th day of April, 2012
27 
28 _____
Clerk

Deputy Clerk