

Official Record

Recording requested By
DYLAN FREHNER

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT:

Recorded By: AE

Book- 278

Page- 0309



0143070

APN 001-072-04

APN _____

APN _____

ORDER To SET ASIDE ESTATE Without Administration
Title of Document

Affirmation Statement

_____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) 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, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: _____
(State specific law)

Dylan Frehner
Signature Title

Dylan V. Frehner, Esq.
Print

5/2/2013
Date

Grantees address and mail tax statement:

LINDA L. THORNTON
1130 Mountain View Ave
Longmont, CO 80501

RECEIVED
5-2-13

FILED

Case No.: PR-0405013

2013 MAY -2 PM 12:49

LINCOLN COUNTY CLERK
MB
DEPUTY

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

IN THE MATTER OF THE)	
ESTATE OF:)	
)	<u>ORDER TO SET ASIDE ESTATE</u>
THOMAS E. THORNTON,)	<u>WITHOUT ADMINISTRATION</u>
Deceased.)	
_____)	

The verified Petition of Linda L. Thornton to set aside the estate of THOMAS E. THORNTON, Decedent, came regularly for hearing this day. No person appeared to contest the Petition. Upon proof duly made to the satisfaction of the Court, the Court now finds as follows:

1. All notices of the hearing have been duly given as required by law.
2. No letters of administration were issued.
3. THOMAS E. THORNTON, died on August 31, 2010, and, at the time of his death, was a resident of Longmont, Boulder County, Colorado. The Decedent left an estate in the State of Nevada subject to probate administration.
4. The Decedent left a valid Will dated November 29, 2009 naming the Petitioner, Linda L. Thornton, as the sole heir.
5. The real property set forth in the Petition referenced a fair market value of \$96,937.00 as ascertained from the Lincoln County Real Property Taxes for Fiscal Year 2011-12. The Decedant's death was in August 2010 and the Petitioner submitted updated documentation at

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the time of hearing and on file with the Clerk to show that the Lincoln County Real Property Taxable Value for the property for fiscal year 2010-11 was \$103,745.00.

6. The Petitioner further provided a certified copy of the Grant, Bargain and Sale Deed as found in the official records of the Lincoln County Recorder at Book 178, Page 496 as Document Number 0121033, at the time of the hearing and on file with the Clerk to show that the property was owned by the Decedent and the Petitioner as co-tenants, with each having an equal interest, or 50% interest in the property as described in the Petition.

7. That the Decedent's 50% interest in the Real Property as of 2010-11 had a fair market value of \$51,872.50.

8. Except with the exception of the specific facts as outlined above, 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 THOMAS E. THORNTON be set aside without administration;

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IT IS FURTHER ORDERED that the real property of THOMAS E. THORNTON,

described as 50% interest in APN # 001-072-04, Pioche, Nevada and further described as:

Real Property:

All of Lots Twenty-four (24), Twenty-five (25),
Twenty-six (26), Twenty-seven (27), Twenty-eight
(28), Twenty-nine (29) and Thirty (30) in Block
Thirty-five (35) in the Town of Pioche, County of
Lincoln, State of Nevada, together with all and all
improvements situate thereon, consisting of a motel
and a dwelling house.


Is hereby conveyed to the Deceased's wife, namely, Linda L. Thornton as her sole and separate
property.

DATED this 30 day of APRIL 2013.




DISTRICT COURT JUDGE

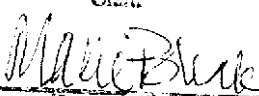
Respectfully Submitted:



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MAY 2 13

Clerk


Deputy Clerk