



0144134

APN 006-231-08

APN 006-241-38

APN 006-241-62

APN 006-241-26

Order To Set Aside Estate Without Administration
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, 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)

Ronda Hornbeck
Signature Title

RONDA HORNBECK
Print

10-17-13
Date

Grantees address and mail tax statement:

RONDA HORNBECK
HC 74 Box 200
Pioche, NEVADA 89043



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.: PR-0914013

10/17/2013 10:45

ll

**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:

HAROLD D. HAMMOND,
Deceased.

**ORDER TO SET ASIDE ESTATE
WITHOUT ADMINISTRATION**

The verified Petition of Shanadean Livreri and Ronda Hornbeck, to set aside the estate of HAROLD D. HAMMOND, 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. HAROLD D. HAMMOND, died on February 5, 1994, and, at the time of his death, was a resident of Pioche, Lincoln County, Nevada. The Decedent left an estate in the State of Nevada subject to probate administration.
4. The Decedent did not leave a valid Will.
5. 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 HAROLD D. HAMMOND be set aside without administration;

DYLAN V. FREHNER
ATTORNEY AT LAW
A Professional Corporation
P.O. Box 517
Pioche, NV 89043
Telephone (775) 962-5533 · Facsimile (775) 549-9586



IT IS HEREBY FURTHER ORDERED that the real property of HAROLD D.

HAMMOND, described as APN #006-231-08 and APN #006-241-38, Pioche, Nevada and further described as:

50 % Interest in Real Property:

APN #006-231-08 and APN #006-241-38, and further described as:

That portion of Section 35, Township 2 North, Range 69 East, M.D.B. & M., Lincoln County, Nevada, being described as follows:

Beginning at a point from which the Southwest corner of said Section 35, bears South 57°47' West, 3974.00 feet, more or less; thence North 12°06' East, 128.5 feet more or less; thence North 01° East 68.00 feet more or less; thence North 06° East, 96.8 Feet, more or less; thence North 41°30' West, 37.1 feet, more or less; thence North 16° East 141.3 feet, more or less; thence North 16° East 141.5 feet more or less; thence South 74° East 64.8 feet more or less; thence North 42° East 51.8 feet more or less; thence North 15°40' East, 42.7 feet more or less; thence South 65° East 30.5 feet more or less; thence North 89° East 128.7 feet, more or less; thence South 08° East 322.00 feet more or less; thence South 10° East 220.00 feet more or less; thence South 04° East 145.00 feet more or less; thence South 17° West 158.00 more or less; thence North 71°20' West 167.7 feet more or less; thence North 71° West 282.00 feet more or less to the POINT OF BEGINNING.

As referenced on A Record of Survey Map of a portion of existing fence lines within Sec. 35, T2N, R69E, M.D.B.& M., Official Record of the Lincoln County Recorder's Office, State of Nevada, Document #74563, in Book Plat-A, Page 190.

Is hereby conveyed to the Deceased's wife, namely, Shannon S. Hammond as her sole and separate property.

IT IS HEREBY FURTHER ORDERED that the real property of HAROLD D.

HAMMOND, described as APN #006-241-62, Pioche, Nevada and further described as:

25 % Interest in Real Property:

APN #006-241-62, and further described as:

That parcel of land shown as parcel No. 1 on that certain Parcel Map of a portion of the S ½ of Section 35, Township 2 North, Range 69 East, M.D.B.&M., prepared at the instance of Robert and Orilla Hammon, Said Parcel Map being recorded in Book "1A" of Plats at page 377 Document No. 98591 in the office of the County Recorder of Lincoln County, Nevada, and to which map reference is hereby made for further particular description. Together with any and all water and water rights appurtenant to said land.

Is hereby conveyed to the Deceased's wife, namely, Shannon S. Hammond as her sole and separate property.

DYLAN V. FREHNER
Attorney at Law
A Professional Corporation
P.O. Box 517
Pioche, NV 89043
Telephone (775) 962-5533 Facsimile (775) 549-9586



IT IS HEREBY FURTHER ORDERED that the real property of HAROLD D.

HAMMOND, described as APN #006-241-26, Pioche, Nevada and further described as:

50 % Interest in Real Property:

APN #006-241-26, and further described as:

A Piece of land starting from the Northwest corner of what was known as the Robert Francis lot as same appears on record in Volume "D-1" of Real Estate Deeds, pages 351 and 352 Lincoln County Records, and running thence 125 Feet East, thence 60 feet South, thence 125 feet West thence 60 feet North to place of beginning. Being a parcel of land fronting 60 feet on the street and being 125 feet in depth. Together with all improvements and building now on the above property; and now known as:

Area Eight (8) located in the SE ¼ SE ¼ NW ¼ SE ¼ Section 35, T. 2 N., R. 69 E., M.D.M. in the Settlement of Ursine, Lincoln County, Nevada as shown on the Record of Survey Map, File No. 0134086, Plat Book C at Page 0487 of Lincoln County, Nevada Records and more particularly described as follows:

Beginning at a point* on the southwest corner of said Area 8 on Main Street from which the southwest corner of said Section 35 bears S 67°15'16" W 4007.78';

Thence S 66°17'06" E 125.11' on the fence line*;

Thence N 18°27'27" E 65.22'*;

Thence N 67°48'54" W 10.66' on the fence line*;

Thence N 65°51'45" W 114.51' on the fence line*;

Thence S 18°27'27" W 65.78' to the point of beginning.

Containing 7495 square feet more or less.

The basis of bearings is the east line of the SE quarter of said Section 35, T. 2 N., R. 69 E., M.D.M. given in the Bur. Of Land Management Dependent resurvey as N 01°01' W.

*=at or to a #5 rebar with plastic cap stamped L SMITH PLS 12751.

Is hereby conveyed to the Deceased's wife, namely, Shannon S. Hammond as her sole and separate property.

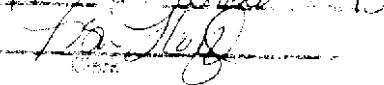
DATED this 17th day of October 2013.

Gary D. Fairman
DISTRICT COURT JUDGE

Respectfully Submitted:



DYLAN V. FREHNER, Esq.
P.O. Box 517
Pioche, Nevada 89043
Bar #9020

17th day of October 2013


DYLAN V. FREHNER
Attorney at Law
A Professional Corporation
P.O. Box 517
Pioche, NV 89043
Telephone (775) 962-5533 Facsimile (775) 549-9586