

Official Record

Recording requested By  
RONDA HORNBECK

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$20.00

Page 1 of 7

RPTT:

Recorded By: AE

Book- 282 Page- 0498



0144135

APN 006-241-61

APN 006-231-08

APN 006-241-38

APN 006-241-26 APN 006-071-08

APN 006-241-28

APN 006-241-49

APN 006-241-62

APN 006-221-14

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-0915013

2013 OCT 17 AM 9:00

*Handwritten signature*

**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:

SHANNON S. HAMMOND,  
Deceased.

**ORDER TO SET ASIDE ESTATE  
WITHOUT ADMINISTRATION**

The verified Petition of Shanadean Livreri and Ronda Hornbeck, to set aside the estate of SHANNON S. 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. SHANNON S. HAMMOND, died on March 10, 2013, and, at the time of her 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 SHANNON S. 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 SHANNON S.

HAMMOND, described as APN # 006-241-61, Pioche, Nevada and further described as:

Real Property:

APN # 006-241-61, and further described as:

Beginning at the Southwest corner of lot number 1 as shown on the map of the settlement known as Ursine, or Eagle Valley, Lincoln County, Nevada, in the W 1/2 SE 1/4 of Section 35, Township 2 North, Range 69 East, MDB& M., and running thence S.65°33' W., a distance of 447.4 feet to the Southeast corner of said lot 1; thence running N.18°23'E., a distance of 107.4 feet to the east indent corner of said lot 1; thence running N.71°03' W., a distance of 136 feet to a point; thence running N. 18°29' E. a distance of 198 feet, more or less, to the South line of grantees present property; thence running N.72°19' W., a distance of 228 feet to the West line of said lot 2; thence running S.33°55' W., along the West line of said lot 1 a distance of 290 feet, more or less to the place of beginning.

APN. 06-241-27, a portion of.

Is hereby conveyed to the Deceased's children, namely, Shanadean Livreri, Ronda Hornbeck, Jolene Hatch, and Terry Olson in equal shares as tenants in common.

**IT IS HEREBY FURTHER ORDERED** that the real property of SHANNON S.

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

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°08' 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 17° East 143.3 feet, more or less; thence North 16° East 141.5 feet more or less; thence South 79° 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.

**DYLAN V. FREHNER**

Attorney at Law  
A Professional Corporation

P.O. Box 517

Pioche, NV 89043

Telephone (775) 962-5533 Facsimile (775) 549-9586

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



1 Is hereby conveyed to the Deceased's child Ronda Hornbeck aka, Ronda Hammond Orr, as her  
2 sole and separate property.

3 **IT IS HEREBY FURTHER ORDERED** that the real property of SHANNON S.  
4 HAMMOND, described as APN #006-241-26, Pioche, Nevada and further described as:

5 Real Property:

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

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

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

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

14 Thence N 18°27'27" E 65.22' \*;

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

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

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

18 Containing 7495 square feet more or less.

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

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

22 Is hereby conveyed to the Deceased's child Shanadean Livreri, as her sole and separate property.

23 **IT IS HEREBY FURTHER ORDERED** that the real property of SHANNON S.  
24 HAMMOND, described as APN #006-241-28 and APN #006-241-49, Pioche, Nevada and further  
25 described as:

26 Real Property:

27 APN #006-241-28 and APN 006-241-49, and further described as:

28 Beginning at the Northwesterly corner of this tract, at a point which bears N. 33°55' E.,  
about 290 feet from the Northwesterly corner of Charles Lytle Lot (said Northwesterly  
corner of Charles Lytle lot being identical with the Southwesterly of the Home Tract,  
Thence corner common to section 2 and 3, T. 1N., and Sections 34 and 35 T2N., R. 69E.,  
MDB&M., bears S. 62° 07' W., 3,371.9 feet); thence running N. 33°55' E., about 120  
feet; thence N. 53°22'E., 288.7 feet to the Northwesterly corner of this tract (Identical  
with the Southwesterly corner of Hollinger Bros. Field and Southeasterly corner of J.E.  
Hammond Field); thence S. 72°14'E., 366.9 feet along the south side of this tract; thence  
along the west side of lane S. 18°29'W., about 354 feet along the southeasterly corner of  
this tract; thence on course of present fence line approximately N. 72° W., about 560 feet  
to the Point of Beginning. Containing an area of about 3.9 acres in the Northerly half of  
what was formerly known as the Robert Hammond Lot, and in Lot 1 in the settlement

DYLAN V. FREHNER

Attorney at Law  
A Professional Corporation

P.O. Box 517

Pioche, NV 89043

Telephone (775) 962-5533 Facsimile (775) 549-9586



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

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

known as Ursine, or Eagle Valley, Lincoln County, Nevada, in the W ½ SE ¼ of Section 35, T2N., R69E., MDM&M.  
Is hereby conveyed to the Deceased's children, namely, Jolene Hatch, and Terry Olson in equal shares as tenants in common.

**IT IS HEREBY FURTHER ORDERED** that the real property of SHANNON S. HAMMOND, described as APN #006-241-62, Pioche, Nevada and further described as:

50% 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 child and co-tenant Ronda Hornbeck, as her sole and separate property.

**IT IS HEREBY FURTHER ORDERED** that the real property of SHANNON S. HAMMOND, described as a portion of APN #006-221-14 and #006-071-08, Pioche, Nevada and further described as:

Real Property:  
A Portion of APN #006-221-14 and #006-071-08, and further described as:  
A large Parcel of land within Sections 5, 7, 8 of Township 2 North, Range 70 East, of Mount Diablo Meridian, situated in Spring Valley, Lincoln County, Nevada and further described as follows:  
Beginning at the southwest fenced corner of said Large Parcel, "a point monumented by a 5/8" rebar with cap stamped; L SMITH PLS 12751" (\*) from which the southeast corner of said Section 7 bears S 46° 22' 03" E 2233.18':  
Thence N 22° 32' 47" E 364.29' "along a fence bordering the county maintained road to an angle point with a disc stamped L SMITH PLS 12751" (The foregoing quote is applicable with this sign: "#" as follows);  
Thence N 13° 24' 12" E 609.97'#;  
Thence N 36° 08' 43" E 192.38'#;  
Thence N 40° 42' 43" E 325.67'#;  
Thence N 31° 13' 42" E 273.99'#;  
Thence N 24° 25' 47" E 673.57'#;  
Thence N 33° 07' 45" E 205.09'\*;  
Thence N 47° 52' 54" E 288.51'#  
Thence N 25° 58' 09" E 322.30'#



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

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

Thence N 24° 46' 59" E 77.32'#  
Thence N 09° 10' 28" E 919.74'#  
Thence N 25° 25' 13" E 292.99'#;  
Thence N 04° 01' 06" W 495.50'\*;  
Thence N 43° 49' 41" E 260.33'#;  
Thence N 80° 45' 27" E 189.60'\*;  
Thence S 77° 17' 10" E 220.10'#;  
Thence S 80° 22' 23" E 210.23'#;  
Thence S 81° 23' 36" E 216.90\* to the northeast corner of this parcel;  
Thence S 00° 07' 14" E 996.48'\* leaving the fenced said road to the section 5/8 line;  
Thence continuing S 00° 07' 16"E. 1444.55' to the fence line\*;  
Thence S 51° 59' 30" W 88.13' "along said fence to an angle point marked by a disc stamped; L SMITH PLS 12751" (The foregoing quote is applicable with this sign"^^" as follows);  
Thence S 41° 41' 46" W 208.51'^;  
Thence S 41° 29' 14" W 369.43'^;  
Thence S 36° 06' 12" W 293.55'^;  
Thence S 36° 47' 41" E 19.78'^;  
Thence S 01° 23' 11" E 137.46'^;  
Thence S 37° 17' 44" W 169.28'^;  
Thence S 36° 57' 10" W 195.31'\* to the E-W center line of Section 8;  
Thence S 89° 48' 22" W 321.34' to a point for the quarter corner of Sections 7/8, located in wetland (not monumented);  
Thence S 00° 08' 37" W 294.36' to a standard B.L.M. brass cap for the Witness Corner for the said quarter corner of Section corner;  
Thence continuing on said section line S 00° 07' 00" W 132.86' \* to the fence;  
Thence S 36° 59' 32" W 156.92'^;  
Thence S 36° 19' 46" W 296.33'^;  
Thence S 16° 56' 37" W 576.36'^;  
Thence S 02° 42' 35" E 149.73'^ to the SE corner of this large Parcel;  
Thence N 70° 12' 18" W 1264.77' along an existing fence of this Large Parcel to the Point of beginning.  
Containing 147.31 acres m/l.  
The Basis of Bearings is the east line of Section 7 from the SE corner to the NE corner recorded in B.L.M. Records as N 00° 08' 00"E.  
Also described as Large Parcel map Book B Page 329 Lincoln County, Nevada Records.

Is hereby conveyed to the Deceased's children, namely, Shanadean Livreri, Ronda Hornbeck, Jolene Hatch, and Terry Olson in equal shares as tenants in common.

**IT IS HEREBY FURTHER ORDERED** that the real/personal property of SHANNON S. HAMMOND, described as the Bank of America, Variable Rate IRA of Shannon Hammond ,



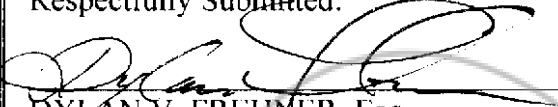
Account Number 653 033 0370 0068, is hereby conveyed the Deceased's children, namely,  
Shanadean Livreri, Ronda Hornbeck, Jolene Hatch, and Terry Olson in equal shares.

**IT IS HEREBY FURTHER ORDERED** that the real/personal property of SHANNON  
S. HAMMOND, described as the PERS retirement account of Shannon Hammond, is hereby  
conveyed the Deceased's children, namely, Shanadean Livreri, Ronda Hornbeck, Jolene Hatch,  
and Terry Olson in equal shares.

DATED this 17<sup>th</sup> 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

DYLAN V. FREHNER  
Attorney at Law  
A Professional Corporation  
P.O. Box 517  
Pioche, NV 89043  
Telephone (775) 962-5533 Facsimile (775) 349-9586

The document to which this certificate is attached is a true and correct copy of the original, as it is now recorded in the Public Records of Nevada.

In witness whereof, I have hereunto set my hand and the seal of the District Court of Nevada, this 17<sup>th</sup> day of October, 2013.  
