



APN 001-064-01

APN _____

APN _____

AMENDED ORDER SETTING 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)

Lee A. Drizin Attorney
Signature Title

LEE A. DRIZIN
Print

5-30-14
Date

Grantees address and mail tax statement:
Arlene Joyce
752 Norvell Street
El Cerrito, CA 94530



CLERK OF THE COURT

1 **ORDR**
2 **LEE A. DRIZIN, ESQ.**
3 Nevada Bar No.: 4971
4 **LEE A. DRIZIN, CHTD.**
5 2460 Professional Court, Ste. 110
6 Las Vegas, Nevada 89128
7 (702) 798-4955 FAX (702) 798-5955
8 lee@leedrizin.com
9 Attorneys for Petitioner

**DISTRICT COURT
FAMILY DIVISION
CLARK COUNTY, NEVADA**

8 In the Matter of the Estate of
9 **MABEL IRENE COLEMAN,**
10 Deceased.

Case No.: P 14-080072-E
Dept. No. H

**DATE OF HEARING: March 7, 2014
TIME OF HEARING: 9:30 a.m.**

AMENDED ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION

The Petition of ARLENE JOYCE to Set Aside the Estate of MABEL IRENE COLEMAN Without Administration having come on for hearing before the above-entitled Court on March 7, 2014, at the hour of 9:30 a.m., and there being no objection to the Petition, and it appearing to the Court that:

1. MABEL IRENE COLEMAN died on or about March 30, 2000, in Alameda County, California.
2. The Decedent, at the time of her death, was a resident of El Cerrito, California, and had not executed a valid Last Will and Testament.
3. At the time of her death, Decedent's property in Nevada, to Petitioner's knowledge, consisted of a home located at 7 Oregon Way, Henderson, NV 89015 APN: 179-18-611-022 with an estimated value of \$68,748.00, legally described as follows:

Henderson Townsite
Plat Book 3, Page 42
Lot 30 Block 1.
4. At the time of her death, Decedent's property in Nevada to Petitioner's knowledge consisted of vacant land located at 242 Hamilton Street, Pioche, NV 89043, APN: 001-064-01 with an estimated value of \$6,334.00, legally described as follows:

LAW OFFICES OF
LEE A. DRIZIN, CHTD.
2460 Professional Court, Ste. 110
Las Vegas, NV 89128
(702) 798-4955 FAX (702) 798-5955

- Jury
- Summary Judgment
- Judgment on Pleadings
- Judgment on Motion
- Stipulated Judgment
- Summary Judgment
- Non-Jury (bench) Trial
- Jury Trial



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All the lots numbered (One), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9) and Ten (10) in Block numbered Sixteen (16) of the Pioche Mines Consolidated Inc. Addition Supplement "B" to the town of Pioche, as said lots and Block are delineated on the official plat of said Addition now on file and of record in the Office of the County Recorder of Lincoln County and to which said plat and the records thereof reference is hereby made for particular description.

5. It is further appearing that the estate of the deceased in Nevada, consisting of the above-described properties, has a value of less than \$100,000.00.

6. That all of the heirs of the Decedent were timely notified of the hearing.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the property of the Decedent described above be set aside without administration and transferred in accordance with NRS 134.100 as follows: one-third to ARLENE JOYCE, one-third to IRENE B. HUGHES and one-third to the Estate of LEE J. COLEMAN, by right of representation.

DATED this 9th day of April, 2014.

DISTRICT COURT JUDGE SA

Respectfully Submitted:
LEE A. DRIZIN, CHTD.

By: 13004
LEE A. DRIZIN, ESQ.
Nevada Bar No.: 4971
2460 Professional Court, Ste. 110
Las Vegas, Nevada 89128
Attorneys for Petitioner

APR 25 2014

SCANNED COPY
ALIGNMENT ATTACHED IS A
TRUE AND CORRECT COPY
OF THE DOCUMENT ON FILE

X:PROBATE\COLEMAN, M\Amended Order Setting Aside Estate

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
DRIZIN, LEE A. CHTD

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$16.00
Recorded By: HB RPTT:
Book- 287 Page- 0022

- 1. Assessor Parcel Number(s)
 - a. 001-064-01
 - b. _____
 - c. _____
 - d. _____

- 2. Type of Property:

<ul style="list-style-type: none"> a. <input checked="" type="checkbox"/> Vacant Land c. <input type="checkbox"/> Condo/Twnhse e. <input type="checkbox"/> Apt. Bldg g. <input type="checkbox"/> Agricultural <input type="checkbox"/> Other 	<ul style="list-style-type: none"> b. <input type="checkbox"/> Single Fam. Res. d. <input type="checkbox"/> 2-4 Plex f. <input type="checkbox"/> Comm'l/Ind'l h. <input type="checkbox"/> Mobile Home
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FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: *Exhibit on file showing relationships to deceased, a*

- 3.a. Total Value/Sales Price of Property \$ _____
- b. Deed in Lieu of Foreclosure Only (value of property (_____))
- c. Transfer Tax Value: \$ _____
- d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 5
- b. Explain Reason for Exemption: Transfer from mother to children

5. Partial Interest: Percentage being transferred: 100% %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *[Handwritten Signature]* Capacity: Attorney

Signature *[Handwritten Signature]* Capacity: Attorney

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Estate of Mabel Irene Coleman
Address: 752 Norvell Street
City: El Cerrito
State: CA Zip: 94530

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Arlene Joyce
Address: 752 Norvell Street
City: El Cerrito
State: CA Zip: 94530

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Lee A. Drizin, Esq.
Address: 2460 Professional Court, Suite 110
City: Las Vegas

Escrow # _____
State: NV Zip: 89128



GRANTEE INFORMATION

Children of Mabel Coleman

Lee Jay Coleman (Deceased)
Estate of Jay Coleman
c/o Arlene Joyce
752 Norvell Street
El Cerrito, CA 94530
Son

Irene B. Hughes (Daughter)
13227 SW Benish
Tigard, OR 97223

