

Official Record

Recording requested By
DYLAN FREHNER ATTY AT LAW

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3
RPTT: Recorded By: HB
Book- 288 Page- 0097



APN 001-044-08

APN _____

APN _____

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)

 _____ Attorney
Signature Title

Dylan V. Frehner, Esq. _____
Print

06/30/2014
Date

Grantees address and mail tax statement:

Anita Chadburn
36 Westview Drive
Dahlonega, GA 30533

1 Case No.: PR-0611014

2
3 IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
4 IN AND FOR THE COUNTY OF LINCOLN

5 *****

6
7 IN THE MATTER OF THE)
8 ESTATE OF:)

9 DOROTHY FAYE CHADBURN, aka,)
10 DORTHY FAYE CHADBURN, aka FAYE)
11 CHADBURN,)

12 Deceased.)

ORDER TO SET ASIDE ESTATE
WITHOUT ADMINISTRATION

13 The verified Petition of Leslie Childers to set aside the estate of DOROTHY FAYE
14 CHADBURN, aka, DORTHY FAYE CHADBURN, aka, FAYE CHADBURN, Decedent, came
15 regularly for hearing this day. No person appeared to contest the Petition. Upon proof duly made
16 to the satisfaction of the Court, the Court now finds as follows:

- 17 1. All notices of the hearing have been duly given as required by law.
18 2. No letters of administration were issued.
19 3. DOROTHY FAYE CHADBURN, aka, DORTHY FAYE CHADBURN, aka,
20 FAYE CHADBURN died on June 22, 1971, and, at the time of her death, was a resident of
21 Pioche, Lincoln County, Nevada. The Decedent left an estate in the State of Nevada subject to
22 probate administration.
23 4. The Decedent did not leave a valid Will, therefore died intestate.
24 5. The facts of the Petition having been found to be true, and good cause appearing,
25 the Court now grants the Petition as follows:
26

27 the Court now grants the Petition as follows:
28

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



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IT IS HEREBY ORDERED that the estate of DOROTHY FAYE CHADBURN, aka, DORTHY FAYE CHADBURN, aka, FAYE CHADBURN be set aside without administration;

IT IS FURTHER ORDERED that the real property of DOROTHY FAYE CHADBURN, aka, DORTHY FAYE CHADBURN, aka, FAYE CHADBURN, described as APN # 001-044-08, Pioche, Nevada and further described as:

50% Interest in Real Property:

Lot Numbers 26,28,30 and 32 of Lee's Subdivision as delineated in the official plat book on page 33 in the office of Lincoln County Recorder.

Is hereby conveyed to the Deceased's husband, namely, Rodney Lloyd Chadburn, as his sole and separate property.

DATED this 27 day of June 2014.

S/Steve L. Dobresan
DISTRICT COURT JUDGE

Respectfully Submitted:

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

This document to which this certificate is attached is a full, true and correct copy of the original, on file and recorded in the County Clerks Office, Pioche Nevada.

In witness whereof, I have hereunto set my hand and affixed the seal of the Seventh Judicial District Court in and for the County of Lincoln, State of Nevada, This 30 day of June 2014

Clerk

[Signature]

Deputy Clerk

DYLAN V. FREHNER
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STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
DYLAN FREHNER ATTY AT LAW

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00
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- 1. Assessor Parcel Number(s)
 - a. 001-044-08
 - b. _____
 - c. _____
 - d. _____

- 2. Type of Property:

a. <input type="checkbox"/> Vacant Land	b. <input checked="" type="checkbox"/> Single Fam. Res.
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex
e. <input type="checkbox"/> Apt. Bldg	f. <input type="checkbox"/> Comm'l/Ind'l
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
<input type="checkbox"/> Other	

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Valuc/Sales Price of Property \$ _____
- b. Deed in Lieu of Foreclosure Only (value of property (_____)
- c. Transfer Tax Valuc: \$ _____
- 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: A transfer or conveyance of real property to whom the persons are related within the 1st degree of lineal consanguinity. Spouse

5. Partial Interest: Percentage being transferred: 50 %
 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 Dylan Frehner Capacity: Agent
 Signature Dylan Frehner Capacity: Agent

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Dorothy Faye Chadburn, aka
 Address: Dorothy Faye Chadburn, aka Faye
 City: Chadburn, Deceased
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Rodney Lloyd Chadburn
 Address: Deceased
 City: _____
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Dylan V. Frehner, Esq. Escrow # n/a
 Address: P.O. Box 517
 City: Pioche State: NV Zip: 89043