

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT:

Recorded By: AE

Book- 290 Page- 0199



APN# 012-230-08

11-digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>

ORDER SETTING ASIDE ESTATE

TO HEIRS OF DECENDENT

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Recording Requested by:

First American Title

Return Documents To:

Name Shirley Mae Cowl

Address 27789 Ethanac Road

City/State/Zip Sun City, CA 92585

This page added to provide additional information required by NRS 111.312 Section 1-2

(An additional recording fee of \$1.00 will apply)

This cover page must be typed or printed clearly in black ink only.



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Case No. PR 0817014

Dept. No.

**IN THE SEVENTH JUDICIAL DISTRICT COURT
STATE OF NEVADA, COUNTY OF LINCOLN**

IN THE MATTER OF THE ESTATE OF

DOROTHY MAE BURTON,
Decedent.

**ORDER SETTING ASIDE ESTATE
TO HEIRS OF DECEDENT**

A VERIFIED PETITION TO SET ASIDE the Estate of DOROTHY MAE BURTON was filed in this court on August 22, 2014. A hearing on the Petition was waived by all persons entitled to Notice, including the State Division of Health Care Financing and Policy who filed a notice stating no money were due for properly paid Medicaid expenses.

DOROTHY MAE BURTON's probate estate consists of a small real estate parcel subject to probate, the value is less than \$100,000, as demonstrated in the Petition and SHIRLEY COWL, SUCCESSOR TRUSTEE OF THE JOSEPH P. BURTON AND DOROTHY M. BURTON REVOCABLE FAMILY TRUST which is the sole heir of the estate under the Trust.

The Court having considered the Petition and considered the evidence in the Court file and good cause appearing,

IT IS HEREBY ORDERED that the NOTICE OF HEARING hereof has been properly waived by all persons entitled thereto in that the only person entitled to notice is the Petitioner in this case.

JERARD LAW FIRM, L.L.C.
RICHARD W. JENSEN
415 HOOVER STREET # 511, NEVADA 89501
775.738.3266



0146227

1 IT IS HEREBY FURTHER ORDERED that, after payment of all costs of administration
2 herein, the rest, residue and remainder of the estate be, and the same is hereby distributed to
3 SHIRLEY COWL, SUCCESSOR TRUSTEE OF THE JOSEPH P. BURTON AND DOROTHY M. BURTON
4 REVOCABLE FAMILY TRUST, surviving heir of the Decedent. The estate is more particularly
5 described as follows:

6
7 That portion of the Southwest Quarter (SW ¼) of the Northeast
8 Quarter (NE ¼) of Section 35, Township 2, Range 67 East,
9 M.D.B.&M., Lincoln County, Nevada described as follows:

10 Parcel Two (2) as shown by Amended Parcel Map for Glenn and
11 Jean Wright, recorded December 5, 1980, in Plat A, Page 169 of
12 Official Records, Lincoln County, Nevada Records, as
13 Document No. 70375.

14 TOTAL VALUE OF THE UNDEVELOPED REAL PROPERTY IS LESS THAN \$100,000.00

15 Date: Wednesday, August 27, 2014.

DISTRICT JUDGE

16 BY:

17 RICHARD W. SEARS, 5489
18 Attorney for Petitioner
19 330 Murry Street
20 Ely, NV. 89301
21 775-289-3366
22
23
24
25

SEARS LAW FIRM, LTD.
RICHARD W. SEARS
330 MURRY STREET # 2, ELY, NEVADA 89301
775-289-3366



Certification of Copy

STATE OF NEVADA,
COUNTY OF LINCOLN,

I, LISA C. LLOYD, the duly elected, qualifying and acting Clerk of Lincoln County, in the State of Nevada, and Ex-Officio Clerk of the District Court, do hereby certify that the forgoing is a true, full and correct copy of the original:

ORDER SETTING ASIDE ESTATE TO HEIRS OF DECEDENT

IN THE MATTER OF THE ESTATE OF)
Dorothy Mae Burton,)
Deceased.)
)

D.C. CASE PR 0817014

IN WITNESS THEREOF, I have hereunto set my hand and Affixed seal of the Court at my office, Pioche, Nevada, this 8th day of September, 2014 A.D.

Kelbee Cheeny, DEPUTY CLERK

Kelbee Cheeny

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 012-230-08
 - b) _____
 - c) _____
 - d) _____

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- 2. Type of Property
 - a) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Twnhse
 - d) 2-4 Plex
 - e) Apt. Bldg.
 - f) Comm'l/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other _____

FOR RECO
 Book _____
 Date of Recording: _____
 Notes: Trust on File

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Recorded By: AE RPTT:
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- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of \$ _____)
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 07
- b. Explain reason for exemption: Transfer to a trust without consideration

- 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: [Signature] Capacity: Agent
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

The Estate of Dorothy Mae
 Print Name: Burton
 Address: 27789 Ethanac Road
 City: Sun City
 State: CA Zip: 92585

BUYER (GRANTEE) INFORMATION
(REQUIRED)

The Joseph P. Burton and
 Dorothy M. Burton
 Print Name: Revocable Family Trust
 Address: 27789 Ethanac Road
 City: Sun City
 State: CA Zip: 92585

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

First American Title Insurance
 Print Name: Company File Number: 116-2465366 dp/dp
 Address: 2500 Paseo Verde Parkway, Suite 120
 City: Henderson State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)