



0146478

APN 002-031-04

APN 002-031-08

APN 002-031-12

APN 002-031-15

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)

[Signature] _____
Signature Title Attorney

Shain Manuele
Print

11/20/14
Date

Grantees address and mail tax statement:

Lorna Mazon
P.O. Box 422
Panaca, Nevada 89042



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

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Case No.: PR-08140144

2014 NOV 20 PM 12: 01

LINCOLN COUNTY CLERK

**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:

DWIGHT L. MILNER, JR.
Deceased.

)
)
)
) **ORDER TO SET ASIDE ESTATE**
) **WITHOUT ADMINISTRATION**
)
)
)

The verified Petition of Lorna Mazon to set aside the estate of DWIGHT L. MILNER, JR., 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. Letters of Special Administration was issued to LORNA MAZON.
3. DWIGHT L. MILNER, died on July 30, 2014, and, at the time of his death, was a resident of Panaca, Lincoln County, Nevada. The Decedent left an estate in the State of Nevada subject to probate administration.
4. The Decedent did leave a valid Last Will and Testament dated June 18th, 2012 naming the Petitioner, Lorna Mazon, and her sister Connie Musser as heirs.
5. That Connie Musser has filed with the Court a Disclaimer of Interest in the estate, making Lorna Mazon the sole heir to the Estate.
6. The facts of the Petition having been found to be true, and good cause appearing, the Court now grants the Petition as follows:



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IT IS HEREBY ORDERED that the estate of DWIGHT L. MILNER JR. be set aside without administration;

IT IS FURTHER ORDERED that the real property of DWIGHT L. MILNER, JR., described as 1035 Ernst Street, Panaca, Nevada and further described as follows:

APN 002-031-04, described as:

The West half (W ½) of Lot Three (3) in block 22 in the Town of Panaca, County of Lincoln, State of Nevada; and

APN #002-031-08, described as:

A portion of Lot 3, Block 22, in the Town of Panaca, State of Nevada, beginning at the North East corner of Lot 3, Block 22, South 134', hence west 95', hence South 130', hence West 37', hence North 264', hence East 132 feet and ending at the point of beginning; and

APN #002-031-12, described as:

The Southerly 8 feet of Lot number Two (2) in Block numbered Twenty-Two (22) in the town of Panaca, and further described as follows: Beginning at the Southwest corner of said lot 2 and running thence North along the West line of said lot 2 a distance of 8 feet; thence at right angles East and parallel with the South line of said lot 2 a distance of 264 feet to the East Line of said lot 2; thence South along the East line of said lot 2 a distance of 8 feet to the Southeast corner of said lot 2; thence West along the South line of said lot 2 a distance of 264 feet to the point of beginning; and

APN #002-031-15, described as:

Beginning at the Southwest corner of this parcel lying on the Easterly Boundary of Block 22, Panaca Townsite from which the ¼ corner common to Section 4 (South ¼ Cor.) and Section 9 (North ¼ Cor.) all T2S, R68E, M.D.M., bears S. 88°50'40" E a distance of 1,994.69 feet; thence N 0°22'06" E a distance of 134.00 feet along the Easterly boundary of said Block 22 to the Northwest Corner, thence S 89°37'54" E to a point a distance of 20.00 feet to the Northeast Corner, thence S 0°22'06" W a distance of 134.00 feet, to the Southeast Corner; thence N 89°37'54" W a distance of 20.00 feet, to the Southwest Corner, which is the point of beginning. Said parcel contains 2,680.0 square feet (.0615 acres), more or less.

IS HEREBY TRANSFERRED to LORNA MAZON.

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IT IS FURTHER ORDERED that the real/personal property of DWIGHT L. MILNER, JR., described as the 2000 Ford VIN# 1FTYR14V2YPA33377, is hereby transferred to LORNA MAZON.

IT IS FURTHER ORDERED that the real/personal property of DWIGHT L. MILNER, JR., described as the 1963 Toyota Landcruiser, VIN# 3FJ4018660, is hereby transferred to LORNA MAZON.

IT IS FURTHER ORDERED that the real/personal property of DWIGHT L. MILNER, JR., described as the 1999 Chevy C3500, VIN#1GBJC34R5XF039779, is hereby transferred to LORNA MAZON.

IT IS FURTHER ORDERED that the real/personal property of DWIGHT L. MILNER, JR., described as the Panaca Irrigation Company Capital Stock #756 in the amount of one share is hereby transferred to LORNA MAZON.


IT IS FURTHER ORDERED that the real/personal property of DWIGHT L. MILNER, JR., described as the Nevada Bank & Trust Estate Account #01****09 is hereby transferred to LORNA MAZON.

IT IS FURTHER ORDERED that the Letters of Special Administration granted to LORNA MAZON are hereby revoked.

DATED this 19th day of NOVEMBER 2014.


DISTRICT COURT JUDGE

Respectfully Submitted:


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



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 TO SET ASIDE ESTATE WITHOUT ADMINISTRATION

IN THE MATTER OF THE ESTATE OF)
DWIGHT L. MILNER, JR.,)
Deceased.)
)

D.C. CASE PR 0814014

IN WITNESS THEREOF, I have hereunto set my hand and Affixed seal of the Court at my office, Pioche, Nevada, this 20th day of November, 2014 A.D.

Lisa C. Lloyd, CLERK



Doc # 0146478

STATE OF NEVADA
DECLARATION OF VALUE

Collected Declaration
of Value Form
on 12-2-2014

- 1. Assessor Parcel Number(s)
 - a. 002-031-04
 - b. 002-031-08
 - c. 002-031-12
 - d. 002-031-15

- 2. Type of Property:

<ul style="list-style-type: none"> a. <input 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 checked="" 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: <u>Reviewed will be disbursed.</u>	
Notes: <u>Per NRS 134 not taxable.</u>	

- 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 _____
- b. Explain Reason for Exemption: _____

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: Attorney

Signature [Signature] Capacity: Attorney

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Estate of Dwight L. Milner, Jr

Address: P.O. Box 422

City: Panaca

State: NV Zip: 89042

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lorna Mazon

Address: P.O. Box 422

City: Panaca

State: NV Zip: 89042

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

Print Name: Dylan V. Frehner, Esq

Address: P.O. Box 517

City: Pioche

Escrow # N/A

State: NV Zip: 89043