

Official Record

Recording requested By  
COW COUNTY TITLE CO.

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: AE

Book- 298 Page- 0411

A.P.N. No.:	001-084-02, 001-084-03, and 001-084-01
Escrow No.:	76181
Recording Requested By:	
Cow County Title Co.	
When Recorded Mail To:	
Cow County Title Co	
P O Box 518	
Pioche, NV 89043	



0148354

(for recorders use only)

**ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION**

(Title of Document)

Please complete Affirmation Statement below:

X I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: \_\_\_\_\_

(State specific law)

Don-Rita Rice Escrow Agent  
Signature Title

Don-Rita Rice  
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1 - 2 and NRS 239B.030 Section 4.

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

(Additional recording fee applies)

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Case No.: PR-0707015

2015 JUL 24 AM 11:54

LINCOLN COUNTY CLERK  
*ll*

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:  
RICHARD COLUMBUS BURKS JR.,  
Deceased.

ORDER TO SET ASIDE ESTATE  
WITHOUT ADMINISTRATION

The verified Petition of Debrah Werre to set aside the estate of RICHARD COLUMBUS BURKS 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. No letters of administration were issued.
  3. RICHARD COLUMBUS BURKS JR., died on November 24th, 2013, and, at the time of his death, was a resident of Mesquite, Clark County, Nevada. The Decedent left an estate in the State of Nevada subject to probate administration.
  4. The Decedent left a valid Will dated September 1<sup>st</sup>, 2010.
  5. All the Decedent's property, real or personal, was held as his sole and separate property.
5. The facts of the Petition having been found to be true, and good cause appearing, the Court now grants the Petition as follows:

DYLAN V. FREHNER  
ATTORNEY AT LAW  
A Professional Corporation  
P.O. Box 517  
Boulder, NV 89043  
Telephone (775) 962-5533 - Facsimile (775) 549-9386



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**IT IS HEREBY ORDERED** that the estate of RICHARD COLUMBUS BURKS, JR., be set aside without administration;

**IT IS FURTHER ORDERED** that the real property of RICHARD COLUMBUS BURKS, JR, which was held as sole and separate property, and is described as APN # 001-084-01, APN # 001-084-02, APN # 001-084-03, Pioche, Lincoln County, Nevada and further described as:

Lots 1, 2, and 3, as shown upon that certain parcel map recorded June 20, 1984 in book A-1, page 231 Plat Records of Lincoln County, Nevada.

Is hereby conveyed pursuant to NRS 123.250(1)(b)(1) to the Decedent's heirs, namely, RETA ARROLLIA-DISNEY, Step Daughter, DOUGLAS PRICHARD, Son, RICHARD W. BURKS, Son, and DEBRAH WERRE, Step Daughter, in equal shares as joint tenants with rights of survivorship.


DATED this 24<sup>th</sup> day of July 2015.

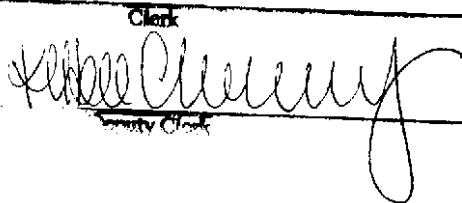
  
DISTRICT COURT JUDGE

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 21st day of September 20 16

Respectfully Submitted:

  
SHAIN G. MANUELE, Esq.  
P.O. Box 517  
Pioche, Nevada 89043  
Bar #13533

  
County Clerk

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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Page 1 of 2 Fee: \$16.00  
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**STATE OF NEVADA**  
**DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 001-084-02  
 b) 001-084-03  
 c) 001-084-01  
 d) \_\_\_\_\_

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  
 Other RV Park

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section # 5  
 b. Explain Reason for Exemption: Set Aside Estate 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 [Signature] Capacity Grantor/ Escrow Agent  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: RICHARD COLUMBUS BURKS, JR  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

Print Name: SEE ATTACHED  
 Address: 770 McMillan Rd  
 City: Maridian,  
 State: ID Zip: 83642

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

Print Name: Cow County Title Co Escrow #: 76181  
 Address: P O Box 518  
 City: Pioche State: NV Zip: 89043



*Attachment to Declaration of Value*

GRANTEES

DEBERAH WERE

770 W McMillan Rd

Meridian, ID 83646

<sup>41</sup>  
RICHARD BURKS

4328 Summersweet Ln

Crowley, TX 76036

*Douglas*  
DOUG PRICHARD

1028 Toroda Cr. Rd.

Wauconda, WA 98859

<sup>DL</sup>  
RETA ~~DISNEY~~ *ARRELLIA-DISNEY*

3700 14<sup>th</sup> Ave. SE, Space 114

Olympia, WA 98501

