

APN 013-150-06

APN

APN



ORDER SETTING ASIDE ESTATE TO HEIRS OF DECEDENT

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)

Erin Such / Grantee  
Signature Title

Erin Such  
Print

3/17-16  
Date

Grantees address and mail tax statement:

ERIN SUCH  
HC 34 BOX 56  
CALIENTE, NEVADA 89008



0713014

Case No. PR ~~0817014~~

Dept. No.

2016 MAR 11 AM 8:30

kl

IN THE SEVENTH JUDICIAL DISTRICT COURT

STATE OF NEVADA, COUNTY OF LINCOLN



IN THE MATTER OF THE ESTATE OF

STEVEN SUCH,

Decedent.

ORDER SETTING ASIDE ESTATE  
TO HEIRS OF DECEDENT

A VERIFIED PETITION TO SET ASIDE the Estate of STEVEN SUCH 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 that \$8,299.44 is due for properly paid Medicaid expenses. (See Exhibit A)

STEVEN SUCH'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 by ERIN SUCH, who is the sole heir of the estate under the law of Nevada.

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.

IT IS HEREBY FURTHER ORDERED that, after payment of all costs of administration herein, and a lien in favor of SDHCF is completed in the proper amount, the rest, residue and

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RICHARD W. SEARS  
437 FIFTH STREET • ELY, NEVADA 89301  
775.298.3366



1 remainder of the estate be, and the same is hereby distributed to ERIN SUCH, surviving spouse  
2 of the Decedent. The estate is more particularly described as follows:

3  
4 LEGAL DESCRIPTION:

5 Being a portion of Section 10, Township 3 South, Range 67 East,  
6 M.D.B.&M., more particularly described as follows:

7 Parcel 2 of that certain Parcel Map recorded May 28, 1996 in the  
8 Office of the County Recorder of Lincoln County, Nevada in  
9 Book A of Plats, page 484 A-B as File No. 105257, Lincoln,  
10 County, Nevada records.

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

MARCH 11, 2016

12 Date: Tuesday, February 23, 2016.

*Jay D. Jarama*  
DISTRICT JUDGE

13 BY: *Richard W. Sears*  
14 RICHARD W. SEARS, 5489  
15 Attorney for Petitioner  
16 457 Fifth Street  
17 Ely, NV. 89301  
18 775.289.3366

19 This document is subject to the provisions of the Nevada Uniform  
20 Uniform Transfers to Minors Act (NUTMA) and the Nevada Uniform Gifts to Minors Act (NUGMA).  
21 I, the undersigned, do hereby certify that I am a duly qualified and sworn  
22 member of the Bar of the State of Nevada.  
23 In witness whereof, I have hereunto set my hand and affixed the seal of the  
24 Seventh Judicial District Court in and for the County of Lincoln, State of  
25 Nevada, This ~~23rd~~ 11th day of March, 2016.

Clerk  
*Wendy Cheaney*  
Deputy Clerk

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STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
DYLAN V. FREHNER, ESQ

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00  
Recorded By: LB RPTT.  
Book- 301 Page- 0452

- 1. Assessor Parcel Number(s)
  - a. 013-150-06
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

- 2. Type of Property:
 

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

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

- 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 6
- b. Explain Reason for Exemption: Granting to Spouse

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 \_\_\_\_\_ Capacity: \_\_\_\_\_

Signature: Erin Such Capacity: Grantee

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

Print Name: 7th Judicial District Court

Address: P.O. Box 90

City: Pioche

State: NV Zip: 89043

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

Print Name: Erin Such

Address: HC 34 Box 56

City: Caliente

State: NV Zip: 89008

**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