

Official Record

Recording requested By
DYLAN FREHNER

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

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RPTT:

Recorded By: HB

Book- 301 Page- 0618



APN 003-085-02

APN _____

APN _____

ORDER TO
SET ASIDE

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)

Shain G. Manuele Attorney
Signature Title

SHAIN G. MANUELE, ESQ.

Print

3/28/16
Date

Grantees address and mail tax statement:

Troy Gilmore
11250 Chatterbox Loop, Apt. 101
Manassus, Virginia 20109



US 185/2016

Case No.: PR 0204016

2016 MAR 25 AM 9:45

ENCLOSURE
[Signature]

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:

WILLIAM JOHN GILMOUR, JR.,
Deceased.

ORDER TO SET ASIDE ESTATE
WITHOUT ADMINISTRATION

The verified Petition of Troy Gilmour to set aside the estate of WILLIAM JOHN GILMOUR, 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. WILLIAM JOHN GILMOUR, JR., died on April 30, 2015, and, at the time of his death, was a resident of Caliente, Lincoln County, Nevada. The Decedent left an estate in the State of Nevada subject to probate administration.
4. The Decedent did not leave a valid Will, and therefore died intestate.
5. All the Decedent's property, real or personal, was held as his sole and separate property.
6. The Decedent left three children: Tina Gilmour Arroyo, Todd Gilmour, and Troy Gilmour.

DYLAN V. FREHNER

ATTORNEY AT LAW
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P.O. Box 517

Pioche, NV 89043

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7. Tina Gilmour Arroyo and Todd Gilmour Disclaimed any and all right, title, interest, estate, and/or possession in or to the lands or premises described in the Petition to Set Aside Estate Without Administration in the Matter of the Estate of William John Gilmour, Jr.

8. The facts of the Petition having been found to be true, and good cause appearing, the Court now grants the Petition as follows:

IT IS HEREBY ORDERED that the estate of WILLIAM JOHN GILMOUR, JR. be set aside without administration;

IT IS FURTHER ORDERED that the real property of WILLIAM JOHN GILMOUR, JR, which was held as sole and separate property, and is described as APN # 003-085-02, Caliente, Lincoln County, Nevada and further described as:

Real Property:

LOT ELEVEN (11) IN BLOCK THREE (3) OF THE CITY OF CALIENTE AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

Is hereby conveyed to the Decedent's heir Troy Gilmour, as his sole and separate property.

DATED this 25th day of MARCH 2016.


DISTRICT COURT JUDGE

Respectfully Submitted:


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

DYLAN V. FREHNER
Attorney at Law
A Professional Corporation
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This document to which this certificate is attached is a full, true and correct copy of the original, on file and record in the County Clerk's 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 28th Day of March, 2016.

Clerk

Kelae Cheeky

Deputy Clerk

COPY

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
DYLAN FREHNER

Lincoln County - NV

Leslie Boucher - Recorder

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- 1. Assessor Parcel Number(s)
 - a. 003-085-02
 - b. _____
 - c. _____
 - d. _____

- 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 |
|--|--|

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 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: Agent

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: William John Gilmore, Jr.

Address: _____

City: _____

State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Troy Gilmore

Address: 11250 Chatterly Loop, Apt. 101

City: Manassus

State: Virginia Zip: 20109

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

Print Name: Dylan V. Frehner PC

Address: PO Box 517

City: Pioche

Escrow # _____

State: NV Zip: 89043