

Official Record

Recording requested By
DYLAN V. FREHNER ESQ

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$18.00 Page 1 of 5
RPTT: Recorded By: AE
Book- 305 Page- 0664

APN 003-173-10

APN

APN



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)

Dylan V. Frehner
Signature Title

Dylan V. Frehner, Attorney
Print

3/26/16
Date

Grantees address and mail tax statement:

STAR STEWART
193 CARNEROS AVENUE
HENDERSON, NEVADA 89002

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Case No.: PR-0710016

2016 AUG 12 PM 1:45

LINCOLN COUNTY CLERK
[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:

JEFFREY STOMBAUGH
Deceased.

ORDER TO SET ASIDE ESTATE
WITHOUT ADMINISTRATION

The verified Petition of Star Stewart to set aside the estate of JEFFREY STOMBAUGH, 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. Star Stewart, is the Person Representative for the Decedent.
3. JEFFREY STOMBAUGH, died on May 10, 2005, and, at the time of his death, was a resident of Las Vegas, Clark County, Nevada. The Decedent left an estate in the State of Nevada subject to probate administration.
4. The Decedent did not leave a valid Last Will and Testament.
5. A probate proceeding was initiated in Clark County in Case No. P-54829, but the Caliente property described in the Petition before this court was not included in the estate due to oversight.

DYLAN V. FREHNER
ATTORNEY AT LAW
A Professional Corporation
P.O. Box 517
Pueche, NV 89043
Telephone (775) 962-5333 · Facsimile (775) 549-9586



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IT IS FURTHER ORDERED that the real property of JEFFREY STOMBAUGH

described as:

APN 003-173-10, described as:

LOT Eight (8) in Block one (1) of the Modern
Town site Addition to the City of Caliente,
According to the official map thereof filed
In the office of the County Recorder of Lincoln
County, Nevada.

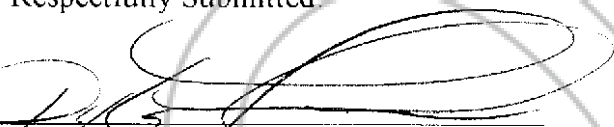
Is hereby conveyed to the decedent's sister, namely, STAR STEWART, as her sole and
separate property.

DATED this 12 day of August 2016.



DISTRICT COURT JUDGE

Respectfully Submitted:



DYLAN V. FREHNER, Esq.
P.O. Box 517
Pioche, Nevada 89043
Bar #13533

DYLAN V. FREHNER

Attorney at Law

A Professional Corporation

P.O. Box 517

Pioche, NV 89043

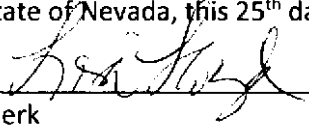
Telephone (775) 962-5533 Facsimile (775) 549-9586



Certification of Copy

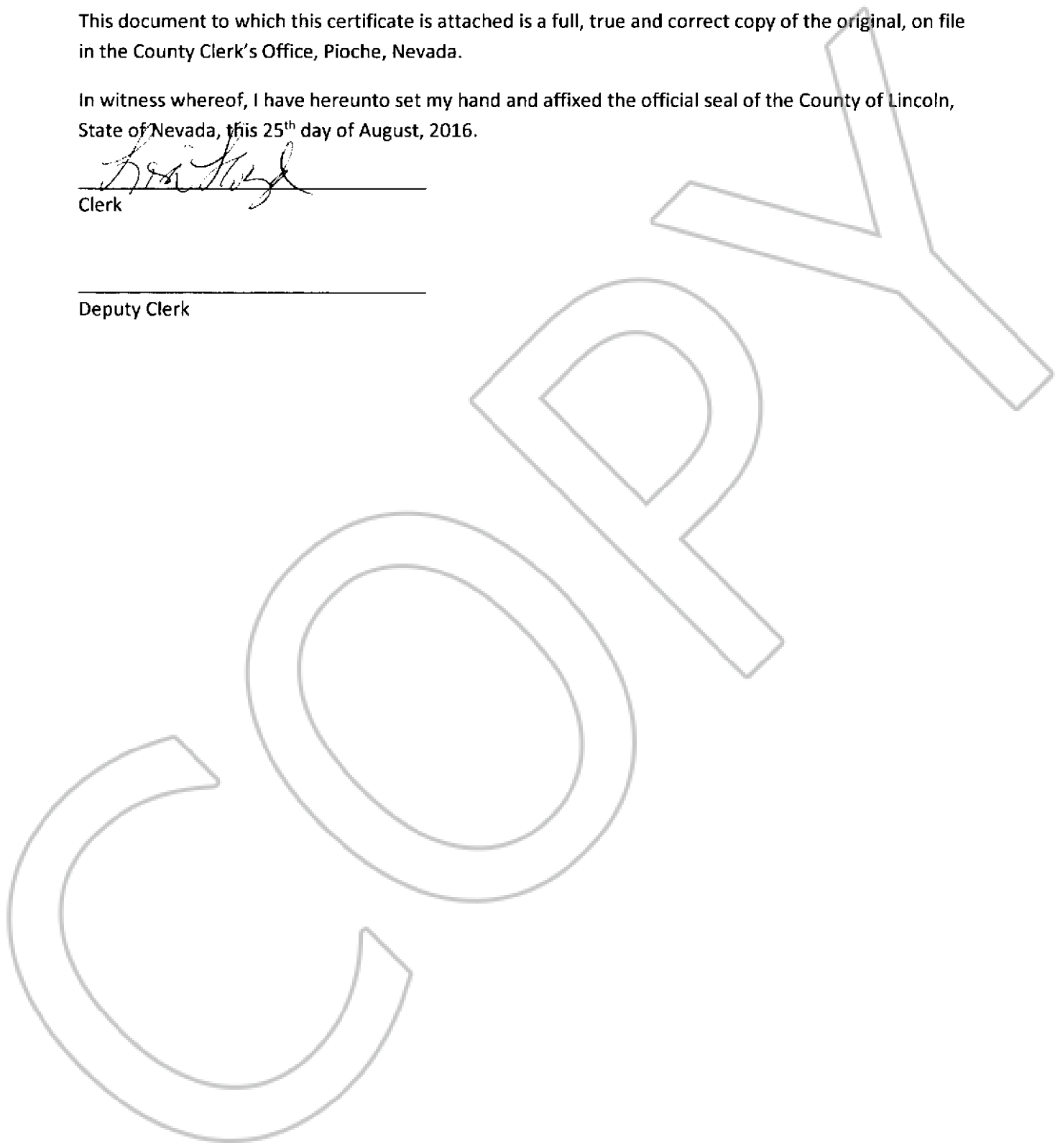
This document to which this certificate is attached is a full, true and correct copy of the original, on file in the County Clerk's Office, Pioche, Nevada.

In witness whereof, I have hereunto set my hand and affixed the official seal of the County of Lincoln, State of Nevada, this 25th day of August, 2016.



Clerk

Deputy Clerk



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
DYLAN V. FREHNER ESQ

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$18.00
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- 1. Assessor Parcel Number(s)
 - a. 03-173-10
 - 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
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FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: NRS 375.010(1)(b)(5)
Not taxable per NRS 374.

- 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 _____ Capacity: Grantor

Signature *Dylan V. Frehner* Capacity: Attorney for Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Seventh Judicial District Ct.
Address: P.O. Box 90 (Jeffrey Stombaugh)
City: Pioche
State: Nevada Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Star Stewart
Address: 193 Carneros Avenue
City: Henderson
State: Nevada Zip: 89002

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: Nevada Zip: 89043