

Official Record

Recording requested By  
DYLAN FREHNER ATTORNEY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$18.00

Page 1 of 5

RPTT:

Recorded By: HB

Book- 306 Page- 0061

APN #003-183-03

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 Manuele Attorney  
Signature Title

Shain Manuele, Esq.  
Print

9/9/16  
Date

**Grantees address and mail tax statement:**

Ella Verona Thompson  
2017 W. 600 S.  
Cedar City, UT 84720



FILED

2016 SEP -9 PM 2: 23

LISA C. LINDO  
LINCOLN COUNTY CLERK  
*u*  
CLERK

1 Case No.: PR 0815016

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5 **IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**  
6 **IN AND FOR THE COUNTY OF LINCOLN**

7 \*\*\*\*\*

8 )  
9 IN THE MATTER OF THE )  
10 ESTATE OF: )

11 VICKI MAE GUSTAFSON, )  
12 Deceased. )

13 **ORDER TO SET ASIDE ESTATE**  
14 **WITHOUT ADMINISTRATION**

15 The verified Petition of Ella Verona Thompson to set aside the estate of VICKI MAE  
16 GUSTAFSON, Decedent, came regularly for hearing this day. No person appeared to contest the  
17 Petition. Upon proof duly made to the satisfaction of the Court, the Court now finds as follows:

- 18 1. All notices of the hearing have been duly given as required by law.
- 19 2. No letters of administration were issued.
- 20 3. VICKI MAE GUSTAFSON, died on March 25, 2015, and, at the time of her  
21 death, was a resident of Cedar City, Iron County, Utah. The Decedent left an estate in the State of  
22 Nevada subject to probate administration.
- 23 4. The Decedent did not leave a valid Will, and therefore died intestate.
- 24 5. All the Decedent's property, real or personal, was held as her sole and separate  
25 property.
- 26 6. The Decedent left two siblings: A sister, Ella Verona Thompson, and a brother  
27 George G. Gustafson.

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7. George G. Gustafson 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 Vicki Mae Gustafson.

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 whole of the Nevada estate of VICKI MAE GUSTAFSON be set aside to Ella Verona Thompson without administration,

**IT IS FURTHER ORDERED** that, as personal representative, Ella Verona Thompson pay all liabilities and debts of the decedent and decedents estate out of the decedent's estate including the Chase, Slate Credit Card account #XXXX XXXX XXXX 3587.

**IT IS FURTHER ORDERED** that the real property of VICKI MAE GUSTAFSON, which was held as sole and separate property, and is described as APN # 003-183-03, Caliente, Lincoln County, Nevada and further described as:

Real Property:

THE WEST HALF (W1/2) OF LOT FOURTEEN (14) AND ALL OF LOTS 15, 16, 17, & 18 IN BLOCK ELEVEN (11) IN THE CITY OF CALIENTE, NEVADA.

Is hereby conveyed to the Decedent's heir, Ella Verona Thompson, as her sole and separate property, and subject to mortgage/lien held by Wells Fargo Home Mortgage, Loan #0039947775.

DATED this 9th day of September 2016.

J. Gary D. Fairman  
DISTRICT COURT JUDGE



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Respectfully Submitted:

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

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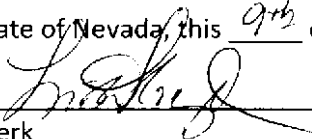
SCORPY



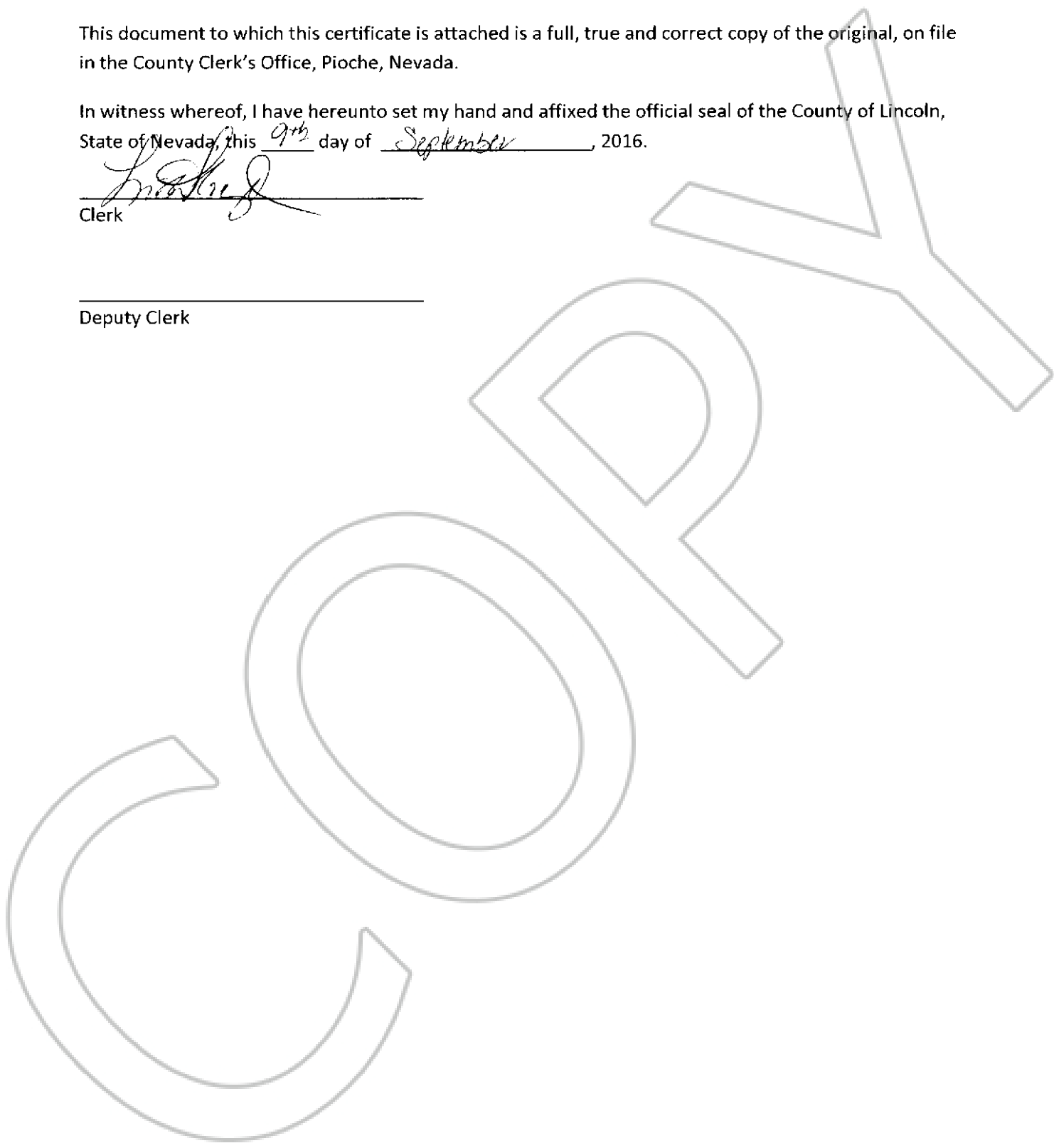
### Certification of Copy

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 9<sup>th</sup> day of September, 2016.

  
\_\_\_\_\_  
Clerk

\_\_\_\_\_  
Deputy Clerk



STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
DYLAN FREHNER ATTORNEY

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$18.00

Recorded By: HB RPTT:

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1. Assessor Parcel Number(s)

- a) 003-143-03
b)
c)
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

FOR RECORDER'S OPTIONAL USE ONLY
Book: Page:
Date of Recording:
Notes: NRS 375.010(1)(b)(5)

NOT TAXABLE PER NRS 134

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 within the first degree of lineal consanguinity

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 Agent

Signature Capacity

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Vicki Mae Gustafson (deceased)
Address: Seventh Judicial District Court
City:
State: Zip:

Print Name: Ella Verona Thompson
Address: 2017 W 600 S.
City: Cedar City
State: UT Zip: 84720

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

Print Name: Dylan V. Frehner, P.C
Address: PO Box 517
City: Pioche
Escrow #:
State: NV Zip: 89043