

APN 010-162-02  
010-162-03

APN 010-162-10

APN 010-162-11



0150591

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)

*SM* Attorney  
Signature Title

Shain Manuele  
Print

11/17/16  
Date

Grantees address and mail tax statement:

SEE ATTACHED

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Case No.: PR-1018016

2016 NOV 17 AM 9:16

CLERK  
SM

**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:

STEVEN JAY SHAW,  
Deceased.

)  
)  
)  
) **ORDER TO SET ASIDE ESTATE**  
) **WITHOUT ADMINISTRATION**  
)  
)

The verified Petition of Sandra J Taylor to set aside the estate of STEVEN JAY SHAW, 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. STEVEN JAY SHAW, died on February 13, 2011, 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 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 a wife and 4 children: Christina Shaw, Mickey Davies, Melissa Shaw, Steven Shaw, and Debra Perry.

**DYLAN V. FREHNER**  
ATTORNEY AT LAW  
A Professional Corporation  
P.O. Box 517  
Pioche, NV 89043  
Telephone (775) 962-5533 - Facsimile (775) 549-9586



7. 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 STEVEN JAY SHAW be set aside  
without administration;

**IT IS FURTHER ORDERED** that the real property of STEVEN JAY SHAW, described  
as APN 010-162-02, 010-162-03, 010-162-10, and 010-162-11 located in Rachel, Nevada and  
further described as:

**Real Property:**

1/5 interest in  
APN # 010-162-02  
and further described as:

Lot #9 of Sunrise Acres, Tract #1 A portion  
of the SE ¼ of the South ½ of the NE ¼ and  
the SE ¼ of the SW ¼ of Section 35, TWP. 3  
South, Range 55 East, M.D.M.

1/5 interest in  
APN # 010-162-03  
and further described as:

Lot #10 of Sunrise Acres, Tract #1 A portion  
of the SE ¼ and the S ½ of the NE ¼ and the  
SE ¼ of the SW ¼ of Section 35, TWP. 3  
South, Range 55 East, M.D.M.

1/5 interest in  
APN # 010-162-10  
and further described as:

Lot #19 of Sunrise Acres, Tract #1 A portion  
of the SE ¼ and the S ½ of the NE ¼ and the  
SE ¼ of the SW ¼ of Section 35, TWP. 3  
South, Range 55 East M.D.M.

1/5 interest in  
APN # 010-162-11  
and further described as:

Lot #20 of Sunrise Acres, Tract #1 A portion  
of the SE ¼ and the S ½ of the NE ¼ and the  
SE ¼ of the SW ¼ of Section 35, TWP. 3  
South, Range 55 East M.D.M.

1/5 interest in  
APN # 010-162-11  
and further described as:

**DYLAN V. FREHNER**  
Attorney at Law  
A Professional Corporation  
P.O. Box 517  
Bodie, NV 89043  
Telephone (775) 962-5533 Facsimile (775) 549-9586



Lot #21 of Sunrise Acres, Tract #1 A portion  
of the SE ¼ and the S ½ of the NE ¼ and the  
SE ¼ of the SW ¼ of Section 35, TWP. 3  
South, Range 55 East M.D.M.

Is hereby conveyed to the Deceased's heirs, namely, CHRISTINA SHAW receiving 1/3 interest,  
MICKEY DAVIES receiving 1/6 interest, MELISSA SHAW receiving 1/6 interest, STEVEN  
SHAW receiving 1/6 interest, and DEBRA PERRY receiving 1/6 interest as tenants in common.

DATED this 17<sup>th</sup> day of November 2016.

/s/ Gary D. Fairman  
DISTRICT COURT JUDGE

Respectfully Submitted:

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

I have reviewed the original and compared it with the copy that is being  
filed with the original. It is a true and correct copy. Clerk, District Court, Lincoln,  
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 17<sup>th</sup> day of November 2016.

[Signature]  
Clerk

DYLAN V. FREHNER  
Attorney at Law  
A Professional Corporation  
P.O. Box 517  
Pioche, NV 89043  
Telephone (775) 962-3333 Facsimile (775) 949-9586

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STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
DYLAN V. FREHNER

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$17.00  
Recorded By: AE RPTT:  
Book- 307 Page- 0389

- 1. Assessor Parcel Number(s)
  - a. 010-162-02
  - b. 010-162-03
  - c. 010-162-10
  - d. 010-162-11

- 2. Type of Property:
 

a. <input checked="" type="checkbox"/> Vacant Land	b. <input type="checkbox"/> Single Fam. Res.
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex
e. <input type="checkbox"/> Apt. Bldg	f. <input type="checkbox"/> Comm'l/Ind'l
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
<input type="checkbox"/> Other	

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: Transfer to Children

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 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 [Signature] Capacity: Attorney for Grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Seventh Judicial District Ct.  
 Address: P.O. Box 90 (Steven Jay Shaw)  
 City: Pioche  
 State: Nevada Zip: 89043

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: See Attached  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Shain G. Manuele, Esq. Dylan V. Frehner, Esq. Escrow # n/a  
 Address: P.O. Box 517  
 City: Pioche State: Nevada Zip: 89043



**Grantee Information**

Christina Shaw  
1000 E. William Street Suite #102  
Carson City, NV 89701

Mickey Davies  
8175 Kentshire Drive  
Las Vegas, NV 89117

Melissa Shaw  
7200 Pirotts Cove Unit 1084  
Las Vegas, NV 89145

Steven Shaw  
41144 Marselle Court  
Mariana, CA 92562

