

Official Record

Recording requested By  
DYLAN V. FREHNER, EDQ

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$17.00 Page 1 of 4  
RPTT: Recorded By: AK  
Book- 310 Page- 0353

APN 013-190-08

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 Attorney  
Signature Title

Dylan V. Frehner  
Print

4/26/17  
Date

Grantees address and mail tax statement:

Ivan A. Willard, Jr.

5712 N. Canal Road

Newman Lake, WA 99025-9689



APR 14 2017  
8:46 AM  
LINDA S. CLAYTON  
CLERK  
LINCOLN COUNTY CLERK  
*lol*

1 Case No.: PR-0302017

2 Dept. No.: 2

3  
4 IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
5  
6 IN AND FOR THE COUNTY OF LINCOLN

7 \*\*\*\*\*

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

10 BOB RALPH JAMES WILLARD, )  
11 Deceased. )

ORDER TO SET ASIDE ESTATE  
WITHOUT ADMINISTRATION

12  
13 The verified Petition of Ivan A. Willard, Jr., to set aside the estate of BOB RALPLH  
14 JAMES WILLARD, Decedent, came regularly for hearing this day. No person appeared to  
15 contest the Petition. Upon proof duly made to the satisfaction of the Court, the Court now finds  
16 as follows:

- 17 1. All notices of the hearing have been duly given as required by law.
- 18 2. No letters of administration were issued.
- 19 3. BOB RALPH JAMES WILLARD, died on December 31, 2016, and, at the time of  
20 his death, was a resident of Caliente, Lincoln County, State of Nevada. The Decedent left an  
21 estate in the State of Nevada subject to probate administration.
- 22 4. The Decedent left a valid Will dated March 27, 2013 and a Codicil to the Last Will  
23 and Testament dated April 9, 2015.
- 24 5. The facts of the Petition having been found to be true, and good cause appearing,  
25 the Court now grants the Petition as follows:  
26  
27

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





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**IT IS FURTHER ORDERED** that the real property is transferred subject to the debt in

the amount of \$19,550.25 due and owing to Westar Loan Servicing Corporation, P.O. Box 29503, Las Vegas, Nevada 89126, which debt shall be paid by Ivan A. Willard, Jr.

DATED this 14<sup>th</sup> day of April 2017.

/s/ Gary D. Fairman  
DISTRICT COURT JUDGE

Respectfully Submitted:

[Signature]  
DYLAN V. FREHNER, Esq.  
P.O. Box 517  
Pioche, Nevada 89043  
Bar #9020

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

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

...whereof, I have hereunto set my hand and affixed the seal of the Seventh Judicial District Court and for the County of Lincoln, State of Nevada, this 14<sup>th</sup> day of April 2017.

[Signature]  
Clerk

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
DYLAN V. FREHNER, EDQ

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$17.00  
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- 1. Assessor Parcel Number(s)
  - a. 013-190-08
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

- 2. Type of Property:
 

a. <input type="checkbox"/> Vacant Land	b. <input checked="" 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: *Follows Will not taxable per NRS 375.010 1(B)(4)*

- 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 \_\_\_\_\_ Capacity: Grantee

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

Print Name: Seventh Judicial District Ct.  
Address: PO Box 90 (Bob Ralph James Willard)  
City: Pioche  
State: Nevada Zip: 89043

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

Print Name: Ivan A. Willard, Jr.  
Address: 5712 N. Canal Road  
City: Newman Lake  
State: WA Zip: 99025-9689

**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