

Official Record

Recording requested By  
DYLAN V. FREHNER, ESQ

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: AK

Book- 311 Page- 0055

APN 003-083-05

APN \_\_\_\_\_

APN \_\_\_\_\_



0151720

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

5/4/2017  
Date

Grantees address and mail tax statement:

Lec R. Blad, Successor Trustee

4773 San Leandro

Las Vegas, Nevada 89120



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Case No.: PR-0403017

2017 FEB 20 PM 3:38

LINCOLN *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:

ANDREW JACKSON BLAD,  
Deceased.

ORDER TO SET ASIDE ESTATE  
WITHOUT ADMINISTRATION

The verified Petition of LEE BLAD, to set aside the estate of ANDREW JACKSON

BLAD, 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. ANDREW JACKSON BLAD, died on July 24, 2011, and, at the time of his death,  
was a resident of Caliente, Lincoln County, State of Nevada. The Decedent left an estate in the  
State of Nevada subject to probate administration.
4. The Decedent left a valid Last Will and Testament dated April 26, 2001.
5. 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 ANDREW JACKSON BLAD be set aside  
without administration;

**DYLAN V. FREHNER**  
ATTORNEY AT LAW  
A Professional Corporation  
P.O. Box 517  
Pioche, NV 89043  
Telephone (775) 962-5533 • Facsimile (775) 749-9586

**IT IS FURTHER ORDERED** that the real property of ANDREW JACKSON BLAD,

described as APN # 003-083-05, Caliente, Nevada and further described as:

Real Property:  
APN No. 003-083-05, and further described as:  
437 Dixon Street, Caliente, Nevada

All of Lot Numbered Two (2) in Block Numbered  
Fifteen (15) in the City of Caliente, Nevada, as said  
lots, and blocks are delineated on the official maps  
of said City of Caliente, now on file and of record in  
the office of the County Recorder, of said Lincoln  
County, Nevada and to which maps and the records  
thereof reference is hereby made for more particular  
Description.

Is hereby conveyed to Lee R. Blad, Successor Trustee of the Living Trust Agreement of  
ANDREW JACKSON BLAD, Dated April 26, 2001.

DATED this 28<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

NOTICE: This document is a public record. It is subject to public inspection and copying. Any person may request a copy of this document, and the fee for such copy shall be the cost of the paper and the fee for the copying process. This document is not to be used for any purpose other than that for which it was prepared.

In witness 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 28<sup>th</sup> day of April, 2017.

[Signature]  
Deputy Clerk

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

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STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
DYLAN V. FREHNER, ESQ

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00
Recorded By: AK RPTT:
Book- 311 Page- 0055

- 1. Assessor Parcel Number(s)
a. 003-083-05
b.
c.
d.

- 2. Type of Property:
a. [ ] Vacant Land b. [x] 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 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: From father to son.

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 (Andrew Jackson Blad)
City: Pioche
State: Nevada Zip: 89043

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Lee R. Blad, Successor Trustee
Address: 4773 San Leandro
City: Las Vegas
State: Nevada Zip: 89120

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