

Official Record

Recording requested By  
TINA M. WALLS, ESQ

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$43.00 Page 1 of 5  
RPTT: Recorded By: AK  
Book- 312 Page- 0145



APN 013-041-03

APN \_\_\_\_\_

APN \_\_\_\_\_

Title of Document

Affirmation Statement

xxxxx 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)

Attorney

Signature

Title

Tina M. Walls  
Print

6/8/2017

Date

Grantees address and mail tax statement:

Patricia Sugden  
394 Marathon Court  
Boulder City, NV 89005



Electronically Filed  
5/26/2017 10:26 AM  
Steven D. Grierson  
CLERK OF THE COURT

1 **AMD OSEA**  
2 **TINA M. WALLS, ESQ.**  
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7 Fax: (702) 262-0080  
8 email: [tinawalls@wallslaw.com](mailto:tinawalls@wallslaw.com)  
9 Attorney for Petitioners

DISTRICT COURT  
CLARK COUNTY, NEVADA

8 In the Matter of the Estate  
9 of  
10 **DAVID WARREN POTTER**  
11 Deceased.

CASE NO. P-16-089101-E  
DEPT. NO. PROBATE

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

The Petition of **Patricia A. Sugden** and **Karen Keltner Silver** came on for hearing on August 12, 2016. This Amended Order to set aside estate without administration is made to amend and supercede *nunc pro tunc* that certain Order to Set Aside Estate Without Administration entered on October 14, 2016.

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. That on October 14, 2015, decedent, **David Warren Potter** also known as **David W. Potter** and **David Potter** ("Decedent") died in Clark County in the State of Nevada, and at the date of his death owned property in County of Clark, Lincoln County and Lander County in the State of Nevada.
3. That said Decedent died intestate.
4. That the value of the estate, less liens and encumbrances, does not exceed One Hundred Thousand Dollars (\$100,000.00).
5. That the debts of the Decedent have been provided for or will be paid.
6. That the Decedent's heirs, devisees and legatees received Notice as provided by law.

- DISPOSITIONS
- Voluntary Dismissal
  - Trial Judgment (before/after trial)
  - Involuntary Dismissal (statutory)
  - Judgment of Arbitration Award
  - Stipulated Dismissal
  - Stipulated Judgment
  - Summary Judgment
  - Non-Jury (bench) Trial
  - Jury Trial



1 **IT IS ORDERED, ADJUDGED AND DECREED**, that this Order amends *nunc*  
2 *pro tunc* and supercedes that certain Order to Set Aside Estate Without Administration entered on  
3 October 14, 2016;

4 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that the rest,  
5 residue, and remainder of the estate, including, without limitation, the following real property:

6 **Assessor's Parcel Number 013-041-03 (Lincoln County)**

7 A one-half interest in :

8 Lot 3 of Highland Knolls Subdivision as shown on the Official Map thereof recorded August 9, 1972  
9 in the Office of the County Recorder of Lincoln Count, Nevada in Book A of Plats, page 100 as File  
No. 51895, Lincoln County, Nevada records.

10 **Assessor's Parcel Number 007-170-05 (Lander County)**

11 A one-half interest in :

12 SE4 Section 29, Township 30, Range 47

13 **Assessor's Parcel Number 003-091-19 (Lander County)**

14 A one-half interest in :

15 Lot 27 Block D KCS, 159 Jefferson Drive

16 **Assessor's Parcel Number 003-131-19 (Lander County)**

17 Lot 327 Block M KT, 3 Spruce Court

18 **Assessor's Parcel Number 003-122-07 (Lander County)**

19 Lot 48 Block M KT Unit #4, 6 Birch Court

20 **Assessor's Parcel Number 007-640-12 (Lander County)**

21 S2SE4NE4 Section 33, Township 30, Range 47

22 **Assessor's Parcel Number 138-21-620-018 (Clark County)**

23 PARCEL I (COMMON AREA)

24 AN UNDIVIDED 1/22 INTEREST IN PHASE 7 AS TENANT IN COMMON IN THE COMMON  
25 AREAS OF LA POSADA AT SUMMERLIN UNIT 3, AS SHOWN BY MAP THEREOF ON FILE  
26 IN BOOK 57 OF PLATS, PAGE 2, AND FURTHER DESCRIBED BY THOSE CERTAIN  
27 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LA POSADA  
28 CONDOMINIUMS, RECORDED JUNE 22, 1993 IN BOOK 930622 OF OFFICIAL RECORDS  
AS DOCUMENT NO. 01118 AND NOVEMBER 17, 1993 IN BOOK 931117 AS DOCUMENT  
NO. 00989, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

1 EXCEPTING THEREFROM ALL LIVING UNITS, PRIVATE STREETS AND ASSOCIATION  
COMMON AREA WITHIN PHASE 7 OF SAID SUBDIVISION.

2 AND RESERVING THEREFROM THE RIGHT TO POSSESSION OF ALL THOSE AREAS  
3 DESIGNATED AS EXCLUSIVE USE AREA AS SHOWN UPON THE CONDOMINIUM PLAT  
REFERRED TO ABOVE, AND FURTHER DESCRIBED IN THE DECLARATION OF  
4 COVENANTS, CONDITIONS AND RESTRICTIONS, REFERRED TO ABOVE.

5 AND FURTHER RESERVING THEREFROM FOR THE BENEFIT OF THE OWNERS OF  
6 CONDOMINIUMS IN ALL PRIOR AND SUBSEQUENT PHASES, NON-EXCLUSIVE  
7 EASEMENTS FOR INGRESS TO, EGRESS FROM AND RECREATIONAL USE OF THE  
8 COMMON AREAS IN SAID PHASE, SUBJECT TO THE TERMS AND AS MORE  
PARTICULARLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS REFERRED TO ABOVE, EXCEPTING FROM THE COMMON AREA,  
ANY RESIDENTIAL BUILDINGS THEREON AND ANY PORTION THEREOF WHICH IS  
DESIGNATED AS AN EXCLUSIVE USE AREA.

9 PARCEL II (LIVING UNIT):

10 LIVING UNIT NO. 220 IN BUILDING "P" AS SHOWN UPON THE CONDOMINIUM PLAT  
11 REFERRED TO ABOVE.

12 PARCEL III (EXCLUSIVE USE AREAS):

13 THE EXCLUSIVE RIGHT TO USE, POSSESSION AND OCCUPANCY OF THOSE PORTIONS  
14 OF THE COMMON AREA SHOWN ON THE CONDOMINIUM PLAT AND FURTHER  
DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND  
15 RESTRICTIONS, REFERRED TO ABOVE, AS BALCONIES, PATIOS (INCLUDING STORAGE  
AND WATER HEATER CLOSETS), STAIRWAY AND ASSIGNED PARKING AREAS,  
WHICH SAID EXCLUSIVE RIGHT IS AN APPURTENANT TO PARCEL II ABOVE.

16 PARCEL IV (PHASED AREAS):

17 A NON-EXCLUSIVE EASEMENT FOR INGRESS TO, EGRESS FROM AND RECREATIONAL  
18 USE OF THE COMMON AREAS IN ALL PREVIOUS AND SUBSEQUENT PHASES, WHICH  
EASEMENT IS APPURTENANT TO PARCELS I, II AND III ABOVE. THIS EASEMENT  
19 SHALL BE EFFECTIVE ONLY UNTIL RECORDATION PRIOR TO THE EXPIRATION OF  
THE RIGHT TO ANNEX SUBSEQUENT PHASES OF DEVELOPMENT TO THE EFFECTS OF  
20 THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, REFERRED  
TO ABOVE.

21 PARCEL V (ASSOCIATION COMMON AREA):

22 A NON-EXCLUSIVE EASEMENT FOR INGRESS TO, EGRESS FROM AND RECREATIONAL  
23 USE OF THE ASSOCIATION COMMON AREA AS SHOWN UPON THE CONDOMINIUM  
PLAN REFERRED TO ABOVE AND AS MORE PARTICULARLY SET FORTH IN THE  
24 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO ABOVE.

25 ////

26 ////

27 ////

28 ////



1 together with any other assets which may be subsequently discovered whose combined value is less  
2 than One Hundred Thousand Dollars (\$100,000.00) be set aside to **Patricia A. Sugden and Karen**  
3 **Keltner Silver** as tenants in common.  
4

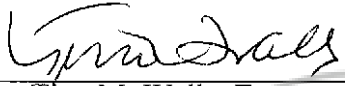
5 DATED May 23 2017.  
6  
7


8   
9 DISTRICT COURT JUDGE  
mm

10 Submitted by:

11 **WALLS LAW FIRM**

CERTIFIED COPY  
DOCUMENT  
FILED  
COPY  
ON FILE

12  
13 By:   
14 Tina M. Walls, Esq.  
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19 Fax: (702) 262.0080  
20 tinawalls@wallslaw.com  
21 Attorney for Co-Petitioners  
22  
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24  
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28

  
CLERK OF THE COURT  
MAY 31 2017

Recording requested By  
TINA M. WALLS, ESQ.

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$43.00  
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STATE OF NEVADA  
DECLARATION OF VALUE

- Assessor Parcel Number(s)
  - 013-041-03
  - 
  - 
  -

- 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:  
*Follows Rules of Succession - Not Taxable*

- Total Value/Sales Price of Property \$ \_\_\_\_\_ N/A  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_ N/A  
 Real Property Transfer Tax Due \$ \_\_\_\_\_ N/A

**4. If Exemption Claimed:**

- Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- Explain Reason for Exemption: Follows rules of Succession, not taxable. No other heirs besides Patricia A. Sugden & Karen Keltner Silver.

- Partial Interest: Percentage being transferred: 50 %

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 *Tina Walls* Capacity \_\_\_\_\_ Attorney \_\_\_\_\_  
 Signature *Patricia A. Sugden & Karen Keltner Silver* Capacity \_\_\_\_\_ Attorney \_\_\_\_\_

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

Print Name: David Warren Potter  
 Address: 394 Marathon Court  
 City: Boulder City  
 State: NV Zip: 89005

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

Print Name: Patricia A. Sugden & Karen Keltner Silver  
 Address: 394 Marathon Court  
 City: Boulder City  
 State: NV Zip: 89005

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

Print Name: Tina M. Walls, Esq. Escrow # \_\_\_\_\_  
 Address: 8861 West Sahara Ave., Suite 220  
 City: Las Vegas State: NV Zip: 89117