

Official Record

Recording requested By
TINA M. WALLS, ESQ., LLC

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$43.00

Page 1 of 5

RPTT:

Recorded By: AK

Book- 313 Page- 0116

APN 013-041-03

APN _____

APN _____



0152417

Second Amended Order to set Aside Estate without Administration

Title of Document

Affirmation Statement

XXXX 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

7/20/2017

Date

Grantees address and mail tax statement:

Patricia Sugden

394 Marathon Court

Boulder City, NV 89005



Electronically Filed
7/10/2017 10:00 AM
Steven D. Grierson
CLERK OF THE COURT

1 **AMD OSEA**
2 **TINA M. WALLS, ESQ.**
3 Nevada Bar #5811
4 8861 W. Sahara Avenue #220
5 Las Vegas, NV 89117
6 Tel.: (702) 898-0009
7 Fax: (702) 262-0080
8 email: tinawalls@wallslaw.com
9 Attorney for Petitioners

DISTRICT COURT
CLARK COUNTY, NEVADA

10 In the Matter of the Estate

11 of

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

12 **DAVID WARNER POTTER**

13 Deceased.

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

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

18 Upon proof duly made to the satisfaction of the Court, the Court now finds as follows:

- 19 1. All notices of the hearing have been duly given as required by law.
- 20 2. That on October 14, 2015, decedent, **David Warner Potter** also known as **David W.**
- 21 **Potter and David Potter** ("Decedent") died in Clark County in the State of Nevada, and at the date
- 22 of his death owned property in County of Clark, Lincoln County and Lander County in the State of

Nevada.

- 23 3. That said Decedent died intestate.
- 24 4. That the value of the estate, less liens and encumbrances, does not exceed One
- 25 Hundred Thousand Dollars (\$100,000.00).
- 26 5. That the debts of the Decedent have been provided for or will be paid.
- 27 6. That the Decedent's heirs, devisees and legatees received Notice as provided by law.

- DISPOSITIONS
- Voluntary Dismissal
 - Transferred (before/after trial)
 - Involuntary (stipulatory) Dismissal
 - Judgment on Answer or 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 County, 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
4 REFERRED TO ABOVE, AND FURTHER DESCRIBED IN THE DECLARATION OF
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
15 DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND
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
19 EASEMENT IS APPURTENANT TO PARCELS I, II AND III ABOVE. THIS EASEMENT
20 SHALL BE EFFECTIVE ONLY UNTIL RECORDATION PRIOR TO THE EXPIRATION OF
THE RIGHT TO ANNEX SUBSEQUENT PHASES OF DEVELOPMENT TO THE EFFECTS OF
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
24 PLAN REFERRED TO ABOVE AND AS MORE PARTICULARLY SET FORTH IN THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO ABOVE.

25 ////

26 ////

27 ////

28 ////



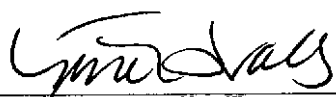
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together with any other assets which may be subsequently discovered whose combined value is less than One Hundred Thousand Dollars (\$100,000.00) be set aside to **Patricia A. Sugden and Karen Keltner Silver** as tenants in common.


DATED July 6, 2017.


DISTRICT COURT JUDGE
mm

Submitted by:
WALLS LAW FIRM

By: 
Tina M. Walls, Esq.
Nevada Bar No. 5811
8861 W. Sahara Ave, Suite 200
Las Vegas, NV 89117
Tel: (702) 898.0009
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tinawalls@wallslaw.com
Attorney for Co-Petitioners

CERTIFIED COPY
DOCUMENT ATTACHED IS A
TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE


CLERK OF THE COURT
JUL 18 2017

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
TINA M. WALLS, ESQ., LLC

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$43.00
Recorded By: AK RPTT:
Book- 313 Page- 0116

- 1. Assessor Parcel Number(s)
a) 013-041-03
b)
c)
d)

- 2. Type of Property:
a) [X] 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 RECORDERS OPTIONAL USE ONLY
Book Page:
Date of Recording:
Notes:

3. 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:
a. Transfer Tax Exemption per NRS 375.090, Section 03
b. Explain Reason for Exemption: Pursuant to Court Order Filed July 10, 2017 showing true status of ownership.
5. 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 [Signature] Capacity Attorney
Signature [Signature] Capacity Attorney

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: David Warner 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