

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: AE

Book- 313 Page- 0413

APN 003-096-02

APN _____

APN _____



0152491

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 _____
Signature Title *Attorney*

DYLAN V. FREHNER, ESQ.
Print

8/14/17
Date

Grantees address and mail tax statement:

Kelly M. Bradshaw Adams

7120 Lindsey Lane

Sparks, Nevada 89436



FILED

2017 AUG 11 AM 11:51

LINCOLN COUNTY, NEVADA
[Signature]

1 Case No.: PR-0708017

2
3
4 **IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
5 **IN AND FOR THE COUNTY OF LINCOLN**

6 *****

7
8 IN THE MATTER OF THE)
9 ESTATE OF:)

10 LEWIS W. BRADSHAW,)
11 Deceased.)

ORDER TO SET ASIDE ESTATE
WITHOUT ADMINISTRATION

12
13 The verified Petition of Kelly M. Bradshaw Adams to set aside the estate of LEWIS W.
14 BRADSHAW, Decedent, came regularly for hearing this day. No person appeared to contest the
15 Petition. Upon proof duly made to the satisfaction of the Court, the Court now finds as follows:

- 16 1. All notices of the hearing have been duly given as required by law.
17 2. No letters of administration were issued.
18 3. LEWIS W. BRADSHAW, died on October 6, 2013, and, at the time of his death,
19 was a resident of Caliente, Lincoln County, Nevada. The Decedent left an estate in the State of
20 Nevada subject to probate administration.
21 4. The Decedent left a valid Will dated February 16th, 1997.
22 5. The facts of the Petition having been found to be true, and good cause appearing,
23

24 the Court now grants the Petition as follows:

25 **IT IS HEREBY ORDERED** that the estate of LEWIS W. BRADSHAW be set aside
26 without administration;
27

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

IT IS FURTHER ORDERED that the real property of LEWIS W. BRADSHAW, described as APN # 003-096-02, Caliente, Nevada and further described as:

District 3, Assessor's Parcel No. 003-096-02,
Property Location R67 East, T4 South, S7 & 8, 2 lots,
Block 41, Lots 4&5, Thomas E. Dixon Addition,
Caliente, Nevada Book 29, Page 553

Is hereby conveyed to the Deceased's daughter, namely KELLY M. BRADSHAW ADAMS, aka, KELLY M. ADAMS, aka, KELLEY M. ADAMS, aka, KELLEY M. BRADSHAW ADAMS as her sole and separate property.

DATED this 11th day of August 2017.

/s/ Steven L. Dobrescu
DISTRICT COURT JUDGE

Respectfully Submitted:

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

I, the undersigned, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of this Court.

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 11th day of August, 2017.

[Signature]
Clerk

DYLAN V. FREHNER
Attorney at Law
A Professional Corporation
P.O. Box 517
Pioche, NV 89043
Telephone (775) 962-3333 Facsimile (775) 549-9586

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
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Page 1 of 1 Fee: \$16.00
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- 1. Assessor Parcel Number(s)
 - a. 003-096-02
 - b. _____
 - c. _____
 - d. _____

- 2. Type of Property:

a. <input 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 for same owner (Mother to daughter)

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 [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Seventh Judicial District Ct.
Address: PO Box 90 (Lewis W. Bradshaw)
City: Pioche
State: Nevada Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: SEE ATTACHED
Address: Kelly M. Bradshaw Adams
City: 7627 Lindey Lane
State: Sparks, NV Zip: 89436

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