

Official Record

Recording requested By
DYLAN, FREHNER ATTORNEY AT LAW

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$35.00 Page 1 of 3

RPTT: Recorded By: LB

Book- 315 Page- 0187

APN 001-101-05

APN _____

APN _____



0152914

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)

[Signature]
Signature Title

Dylan V. Frehner
Print

11/20/17
Date

Grantees address and mail tax statement:

James McCain

11023 S. 200 8th Lane

Buckeye, Arizona 85323



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Case No.: PR-1015017

NOV 17 09:20

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:

FRANCES M MCCAIN,
Deceased.

ORDER TO SET ASIDE ESTATE
WITHOUT ADMINISTRATION

The verified Petition of James Arthur McCain to set aside the estate of FRANCES M MCCAIN, 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. FRANCES M MCCAIN, died on November 9th, 2014, and, at the time of her

death, was a resident of St. George, Washington County, Utah. The Decedent left an estate in the State of Nevada subject to probate administration.

4. The Decedent left no valid Will.
5. Doris Castleton and Laura Olson, heirs of deceased, FRANCES M MCCAIN, have disclaimed any and all right, title, interest, estate and/or possession in or to the lands or premises.

6. The facts of the Petition having been found to be true, and good cause appearing, the Court now grants the Petition as follows:

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



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IT IS HEREBY ORDERED that the estate of FRANCES M MCCAIN be set aside without administration;

IT IS FURTHER ORDERED that the real property of FRANCES M MCCAIN, described as APN 001-101-05, Pioche, Nevada and further described as:

Lots numbered Twenty-Four (24), Twenty-Five (25), Twenty-Six (26), Twenty-Seven (27) and Thirty (30) in Block numbered Eighteen (18) as delineated and described on the Official Plat of said Town of Pioche, on file and of record in the Office of the County Recorder of Lincoln County, Nevada.

Also, any and all improvements situated on the above described land consisting of a small house, a cabin, a shed and chicken coops and including all fixtures and furniture therein.

Is hereby conveyed to the Deceased's son, namely James Arthur McCain as his sole and separate property.

DATED this 17th day of November 2017.

/s/ Gary D Fairman
DISTRICT COURT JUDGE

Respectfully Submitted,

[Signature]

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

Seal of the District Court of Lincoln County, Nevada
Seventh Judicial District Court in and for the County of Lincoln, State of Nevada
November 20, 2017

[Signature]
District Court

DYLAN V. FREHNER
Attorney at Law
A Professional Corporation
P.O. Box 517
Pioche, NV 89043
Telephone (775) 962-5533 Facsimile (775) 549-9386

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
DYLAN, FREHNER ATTORNEY AT LAW

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$35.00
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- 1. Assessor Parcel Number(s)
 - a. 001-101-05
 - b. _____
 - c. _____
 - d. _____

- 2. Type of Property:
 - a. 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.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 from deceased mother 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 (Frances M McCain)
City: Pioche
State: Nevada Zip: 89043

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: James McCain
Address: 11023 S. 200 8th Lane
City: Buckeye
State: Arizona Zip: 85323

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