

APN 001-061-02

APN \_\_\_\_\_

APN \_\_\_\_\_



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OFFICIAL RECORD  
LESLIE BOUCHER, RECORDER

E05

Order to Prove will and 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)

*J. Pitts*  
Signature

Title

JASON PITTS  
Print

3-23-18  
Date

**Grantees address and mail tax statement:**

Virginia Tanenhaus  
7430 Falcon Rock Dr  
Las Vegas, NV 89123

1 **ORDER**

2 Jason Pitts  
3 PO Box 313  
4 Pioche, Nevada 89043  
5 (435) 231-2320/jaysonpitts@gmail.com  
6 Petitioner, In Proper Person

**FILED**

2018 MAR 23 PM 12:34

LISA C. LLOYD  
LINCOLN COUNTY CLERK  
*ll*  
DEPUTY

7 **SEVENTH JUDICIAL DISTRICT COURT**  
8 **LINCOLN COUNTY NEVADA**

<p>9 In the Matter of the Estate of:</p> <p>10</p> <p>11 Susan M Pitts,</p> <p>12 Deceased.</p>	<p>Case No. <i>PR 0205018</i></p>
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13 **ORDER TO PROVE WILL AND SET ASIDE ESTATE WITHOUT ADMINISTRATION**

14  
15  
16 It appearing to the satisfaction of the Court that a Petition to Prove Will and Set Aside The  
17 Estate Without Administration of the above named Decedent has been filed, and that notice of the  
18 time and place of the hearing thereon has been duly given in the manner prescribed by law, and  
19 that no one has objected or presented any reason why said Petition should not be granted.  
20

21  
22 The Court finds that the gross value of the Nevada Estate of the Decedent, after deducting  
23 any encumbrances, does not exceed One Hundred Thousand Dollars (\$100,000.00), and this is a  
24 proper case for the whole of the Estate to be set aside, pursuant to the Last Will and Testament of  
25 the Decedent and NRS 146.070(1) or pursuant to NRS 146.020(2).  
26  
27  
28

1 **IT IS HEREBY ORDERED, ADJUDICATED AND DECREED:**

2  
3  
4 1. That the Will of the Decedent filed herein dated the 27th day of February, 2018, is  
5 hereby proved to be a legal and valid Will.

6 2. That the Nevada Estate of Susan M Pitts, Decedent, is hereby found to include:

7  
8

<u>Type and Property Description</u>	<u>Estimated Gross Value</u>
9 Home at 234 Oseloa Ave. Pioche NV APN: 001-061-02 2	\$91,500.00
10 Household Furniture	\$ 6,000.00
11 Jewelry	\$ 500.00
12 America First Checking/Savings Acct. 3484807	\$ 489.83

13  
14

15 3. That this Order shall be used as the document transferring the title to said property; and  
16 that the whole of Decedent's Estate is hereby transferred, assigned and set aside to Virginia  
17 Tanenhaus.

18 4. That said Estate shall not be further administered upon. DATED this 23 day of

19  
20 MARCH, 20 18.

21  
22   
23 \_\_\_\_\_  
24 DISTRICT COURT JUDGE

25 Respectfully submitted,

26 By: \_\_\_\_\_

27 IN PROPER PERSON  
28

COPY

This document to which this certificate is attached is a full, true and correct copy of the original, on file and recorded in the County Clerks Office, Pioche Nevada.

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 23<sup>rd</sup> day of March 2018

[Signature]  
Clerk

\_\_\_\_\_  
Deputy Clerk

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 001-061-02  
 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 RECORDER'S OPTIONAL USE ONLY  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 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 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 \_\_\_\_\_

Signature [Signature] Capacity AS Agent for Virginia

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Susan M. Pitts  
 Address: Po Box 274 estate of  
 City: Roche  
 State: NV Zip: 89047

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Virginia Tanenhaus  
 Address: 7430 Falcon Rock Dr  
 City: Las Vegas  
 State: NV Zip: 89123

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

Print Name: Jason Pitts Escrow #: \_\_\_\_\_  
 Address: 1126 N. Crown King Ave  
 City: Washington State: Ut Zip: 84780