



OFFICIAL RECORD E05
LESLIE BOUCHER, RECORDER

APN: 001-192-26

Recording Requested By:

Name: Robert J. Wines, Prof. Corp.

Address: 687 6th Street, Suite 1

City, State, Zip: Elko, NV 89801

Send Tax Statement To:

Name: Trisha Tiger

Address: 280 3rd Street

City, State, Zip: Ogden, UT 84404

Order to Set Aside Without Administration
(Title of Document)

Please complete the cover page, check one of the following and sign below.

I the undersigned hereby affirm that this document submitted for recording does not contain a social security number.

OR

I the undersigned hereby affirm that this document submitted for recording contains a social security number of a person as required by law:

ROBERT J. WINES

Attorney
Title

1 CASE NO. PR-A2-18-12

2 Dept. I

FILED

2018 MAR 21 PM 4:34

ELKO CO DISTRICT COURT

CLERK DEPUTY *JA*

6 IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT
7 OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF ELKO

9 IN THE MATTER OF THE ESTATE OF
10 PEGGY LOU TIGER, aka PEGGY L.
TIGER, aka PEGGY TIGER,

**ORDER TO SET ASIDE
WITHOUT ADMINISTRATION**

11 Deceased.

13 TRICIA TIGER filed her Petition to Set Aside Without Administration of the Estate of
14 PEGGY LOU TIGER, aka PEGGY L. TIGER, aka PEGGY TIGER; Notice of Hearing was given to
15 State of Nevada, Medicaid Estate Recovery by certified mail on February 1, 2018; an Amended
16 Notice of Hearing was given to State of Nevada, Medicaid Estate Recovery by certified mail, and
17 to all other heirs, on February 15, 2018, for the time and in the manner required by law; this is the
18 time and place scheduled for a hearing on this matter; no one having appeared or objected, and the
19 Court being fully informed, hereby finds as follows:

20 1. That Petitioner is over the age of majority, and is a resident of Ogden, Utah.
21 Petitioner's address is 280 3rd Street, Ogden, Utah 84404. Petitioner has never been convicted of a
22 felony. The Petitioner is the surviving spouse of RICHARD TIGER, the only surviving child of the
23 above named Deceased person.

24 2. That the above-named Deceased died intestate on June 6, 2012, in Ogden, Utah, and
25 at the time of her death, she was a resident of Ogden, Utah. A copy of her Certificate of Death is
26 attached as an Exhibit to the separate document, encaptioned "Redacted Copy of Death Certificate
27 of PEGGY TIGER" and incorporated herein by this reference.

28 ///

1 3. That at the time of Decedent's death, she was a widow and was survived by one (1)
2 child. That the heirs-at-law of Decedent, and his relationship and address is as follows:

<u>NAME AND ADDRESS</u>	<u>RELATIONSHIP</u>
Richard Tiger % Trisha Tiger 280 3 rd Street Ogden, UT 84404	Son

3
4
5
6 4. At the time of Decedent's death she owned the following described parcels of real
7 property located in the State of Nevada. Said property has a value of which does not exceed the sum
8 of \$100,000.00; that all of said Estate is within the jurisdiction of the above entitled Court and more
9 particularly described as follows:

10 **PARCEL 1:**

11 That certain lot, piece or parcel of land, located in the County of Elko, State of Nevada, and
12 more particularly described as follows:

13 Lot 16, Block 16, Town of Montello

14 TOGETHER WITH any and all buildings and improvements situate thereon.

15 TOGETHER WITH the tenements, hereditament and appurtenances thereunto
16 belonging or in anywise appertaining, the reversion and reversions, remainder and
17 remainders, rents, issues and profits thereof.

18 SUBJECT to all conditions, covenants, easements, exceptions, reservations,
19 restrictions, and rights of way of record.

20 APN: 003-916-009

21 **PARCEL 2:**

22 That certain lot, piece or parcel of land, located in the County of Lincoln, State of Nevada,
23 and more particularly described as follows:

24 Lot 13 of the JOHN & PATSY FRANKS PARCEL MAP recorded in Book A, Page
25 274 of the Lincoln County Records.

26 TOGETHER WITH any and all buildings and improvements situate thereon.

27 TOGETHER WITH the tenements, hereditament and appurtenances thereunto
28 belonging or in anywise appertaining, the reversion and reversions, remainder and
remainders, rents, issues and profits thereof.

 SUBJECT to all conditions, covenants, easements, exceptions, reservations,
restrictions, and rights of way of record.

1 APN: 001-192-26

2 5. A copy of the Elko County Assessor's Secured Property Detail for PARCEL 1
3 hereinabove described is attached to the Petition as Exhibit "1". Pursuant thereto, the value of this
4 parcel is \$1,763.00.

5 6. A copy of the Lincoln County Assessor's Secured Property Detail for PARCEL 2
6 hereinabove described is attached to the Petition as Exhibit "2". Pursuant thereto, the value of this
7 parcel is \$20,180.00.

8 7. The Estate of PEGGY LOU TIGER, aka PEGGY L. TIGER, aka PEGGY TIGER, was
9 probated in the State of Utah; RICHARD TIGER, her only surviving child filed a Petition for
10 Informal Probate on January 11, 2013; a copy of that Petition is attached to the Petition as Exhibit
11 "3". Before actual distribution could occur, RICHARD TIGER was found dead on April 20, 2013.
12 A copy of his Certificate of Death is attached as an Exhibit to the separate document, encaptioned
13 "Redacted Copy of Death Certificate of RICHARD TIGER" and is contained in the record of this
14 matter.

15 8. By Order of the Utah Court, TRISHA TIGER was appointed as Personal
16 Representative of the Estate of RICHARD TIGER, in Utah. A copy of the Order on Appointment
17 of Personal Representative, entered October 25, 2013, is attached to the Petition as Exhibit "4".

18 9. By Order of the Court, entered June 25, 2014, TRISHA TIGER was appointed as
19 successor Personal Representative for PEGGY TIGER; a copy of that Order is attached to the
20 Petition as Exhibit "5".

21 10. At the time of RICHARD TIGER's death, he was survived by his wife and one (1)
22 adult child, identified as follows:

<u>NAME AND ADDRESS</u>	<u>RELATIONSHIP</u>
Trisha Tiger P.O. Box 131 Hooper, UT 84315	Spouse
Heather Smith 5648 South 1150 West # 33 Riverdale, UT 84405	Daughter

28 ///

1 11. The Order for Appointment of Personal Representative in Utah requires full
2 disclosure of the Estate to Heather Smith through her attorney, as follows:

3 Robert L. Neeley, Esq.
4 2485 Grant Ave., Suite 200
5 Ogden, UT 84401

6 12. With respect to the Estate of PEGGY TIGER, Petitioner asserts that NRS 134.090
7 controls disposition, and states as follows: "if the decedent leaves no surviving spouse, but there is
8 a child or children, the estate, if there is only one child, all goes to that child. If there is more than
9 one child, the estate goes to all the children of the decedent, to share and share alike". RICHARD
10 TIGER is Decedent PEGGY TIGER's sole surviving child, and based thereon, her entire interest in
11 and to the herein described property, should be set aside without administration to RICHARD
12 TIGER.

13 13. With respect to the Estate of RICHARD TIGER, Petitioner asserts that NRS 146.070
14 controls disposition, and states as follows:

15 "1. If the value of a decedent's estate does not exceed \$100,000, the estate may be
16 set aside without administration by the order of the court. . . . 3. If the decedent is
17 survived by a spouse or one or more minor children, the court must set aside the
18 estate for the benefit of the surviving spouse or the minor child or minor children of
19 the decedent, subject to any reduction made pursuant to subsection 4 or 5. The court
20 may allocate the entire estate to the surviving spouse, the entire amount to the minor
21 child or minor children, or may divide the estate among the surviving spouse and
22 minor child or minor children."

23 14. TRISHA TIGER is Decedent RICHARD TIGER's surviving spouse, and based
24 thereon, his entire interest in and to the herein described property, should be set aside without
25 administration to TRISHA TIGER.

26 15. That Petitioner is informed and believes that, at the time of Decedent's death, there
27 were no liens or encumbrances of record against either parcel of real property; current year ad
28 valorem taxes are due and payable.

///

///

///

///

1 16. That Petitioner has no knowledge of any unpaid expenses of last illness and any other
2 unpaid obligations owing by either PEGGY TIGER or RICHARD TIGER. Any unpaid obligations
3 would be addressed in the primary estates for these parties in Utah, and based thereon, asserts that
4 there are no unpaid obligations owing by either Decedent to be addressed by the Court. Petitioner
5 asserts that all funeral expenses have been paid in full.

6 17. That this Petition is made pursuant to NRS 146.070.

7 18. That Petitioner has engaged ROBERT J. WINES, PROF. CORP., to petition this
8 Court, and will incur court costs and legal fees; this Court should order Petitioner to pay to ROBERT
9 J. WINES, PROF. CORP., a reasonable fee in the sum of \$750.00, together with all costs incurred.

10 19. That any and all other items of real or personal property hereinafter discovered with
11 a value less than \$100,000.00 and within the jurisdiction of this Court, should be set aside pursuant
12 hereto without further order of this Court to TRISHA TIGER, as her sole and separate property.

13 NOW THEREFORE, IT IS THE Order of this Court as follows:

14 1. That Decedent's value in these parcels of property, and that the total value of the
15 Estate does not exceed the sum of \$100,000.00 and that the same shall not be administered upon;

16 2. That Decedent PEGGY TIGER's interest in and to the hereinabove described parcels
17 of real property is hereby assigned and set apart to RICHARD TIGER;

18 3. That Decedent RICHARD TIGER's interest in and to the hereinabove described
19 parcels of real property is hereby assigned and set apart to TRISHA TIGER, Decedent's surviving
20 spouse, as her sole and separate property;

21 4. Any and all other items of real or personal property hereinafter discovered with a
22 value less than \$100,000.00, belonging to either PEGGY TIGER or RICHARD TIGER, and within
23 the jurisdiction of this Court, is hereby set aside without further order of this Court to TRISHA
24 TIGER, as her sole and separate property; and

25 ///

26 ///

27 ///

28 ///

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 001-192-26 _____
- b) _____
- c) _____
- d) _____

2. 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 |
| i) <input type="checkbox"/> | Other - Water Rights | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____

3. Total Value/Sales Price of Property:

\$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 5
- b. Explain Reason for Exemption: transfer from mother-in-law to daughter-in-law without consideration

5. Partial Interest: Percentage being transferred: _____ %

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 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 *Robert J. Wines* Capacity Attorney
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Peggy Tiger
 Address: 155 Fowler Avenue
 City: Ogden
 State: UT Zip: 84404

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Trisha Tiger
 Address: 280 3rd Street
 City: Ogden
 State: UT Zip: 84404

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Robert J. Wines, Prof. Corp. Escrow # _____
 Address: 687 6th Street, Suite 1
 City: Elko State: NV Zip: 89801