

APN 013-042-33

APN _____

APN _____

LINCOLN COUNTY, NV **2018-154971**
Rec:\$35.00
Total:\$35.00 **07/17/2018 04:05 PM**
DYLAN V. FREHNER, ESQ. Pgs=7 AK



OFFICIAL RECORD E05
LESLIE BOUCHER, RECORDER

ORDER SETTLING FIRST AND FINAL ACCOUNT, FOR APPROVAL OF ATTORNEY'S FEES, AND FOR DECREE OF FINAL DISTRIBUTION

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 *Attorney*

Dylan V. Frehner
Print

7/17/2018
Date

Grantees address and mail tax statement:
SEE ATTACHED

GRANTEE'S ADDRESS & MAIL TAX STATEMENT:

Tamara Etchart
P.O. Box 544
Pioche, Nevada 89043

Eric Lively
2042 S. 3425 W.
Taylor, Utah 84401

Dustin Lively
17355 Mesquite Road
Apple Valley, CA 92307

COPY

FILED

2018 JUL 13 PM 3:24

LISA D. LLOYD
LINCOLN COUNTY CLERK

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:

SHIRLEY ANNETTE LIVELY,

Deceased.

**ORDER SETTLING FIRST AND FINAL
ACCOUNT, FOR APPROVAL OF
ATTORNEYS' FEES, AND FOR
DECREE OF FINAL DISTRIBUTION**

TAMARA ETCHART, Administrator of the Estate of SHIRLEY ANNETTE LIVELY, Deceased, having filed Petition for Settlement of First and Final Account, for Approval of Attorneys' Fees, and for Decree of Final Distribution of the Estate, the Petitioners having come on regularly for hearing the 13th day of July, 2018, and no person having appeared to contest the Petition, the Court now finds as follows:

1. Notice of the Hearing of the Petition has been regularly given as prescribed by law.
2. All acts and transactions of the Administrator of the Estate of SHIRLEY ANNETTE LIVELY, Deceased, during the period of the account are accurately shown and should be approved, and all of the allegations of the Petition are true. The Account is complete and correct and should be approved as filed.
3. SHIRLEY ANNETTE LIVELY, died intestate on May 27, 2017, in the City of Caliente, Lincoln County, Nevada, and was at the time of death a resident of Caliente, Nevada.
4. On January 16th, 2018 TAMARA ETCHART was appointed as Administrator of the Decedent's estate and qualified as such on that date. TAMARA ETCHART has been an Administrator of the Decedent's estate since that time.
5. Notice to creditors has been given as required by law, the time for filing or presenting claims has expired, and the estate is now in a condition to be closed. No claims have been filed or presented against the estate. All debts of the Decedent and of the estate, and all

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

1 expenses of administration, attorneys' fees and costs and closing expenses, have been paid
2 except for the mortgage with Nevada State Bank Mortgage-Loan.

- 3 6. A Federal Estate Tax Return was filed for 2017 with no taxes due or owing.
4 7. Petitioner has waived any right to the statutory personal representative's commission or
5 fees.
6 8. Distribution of the assets of the estate should be ordered as specified below.

7 BASED UPON THE FOREGOING, and good cause appearing the Court hereby orders
8 the following:

9 **IT IS HEREBY ORDERED** that the administration of the estate of SHIRLEY
10 ANNETTE LAVELY, Decedent, is settled, allowed and approved as filed, without further
11 accounting.

12 **IT IS HEREBY FURTHER ORDERED** that the First and Final Account of the
13 Executor is settled, allowed and approved as filed.

14 **IT IS HEREBY FURTHER ORDERED** that all acts and transactions of the
15 Administrator as disclosed in the First and Final Account are confirmed and approved.

16 **IT IS HEREBY FURTHER ORDERED** that the Administrator TAMARA ETCHART
17 of the estate of SHIRLEY ANNETTE LIVELY has waived her right to any statutory personal
18 representative's commission/fee.

19 **IT IS HEREBY FURTHER ORDERED** that the Administrator TAMARA ETCHART
20 is authorized and has paid DYLAN V. FREHNER, Esq., the attorney for the Administrators the
21 sum of One Thousand Dollars (\$2500.00), as reasonable compensation for legal services rendered
22 during the administration of the estate.

23 **IT IS HEREBY FURTHER ORDERED** that the Administrators file appropriate tax
24 documentation for payment of claims, administrative fees and attorney's fees.

25 **IT IS HEREBY FURTHER ORDERED** that the real property of SHIRLEY ANNETTE
26 LIVELY, described as APN 013-042-33, commonly known as 3625 Jane Street, Caliente, Nevada
27 89008 and further described as:

28 Parcel No. 44A as shown on Parcel Map for KENNETH M. PRICE and JANE
PRICE. Filed in the office of the County Recorder of Lincoln County on
December 5, 1995. As File No. 104328, located in a portion of N ½ of Section 3,
Township 3 South, Range 67 East, MDB&M.

EXCEPTING THEREFROM all oil, gas, sodium and potassium in the lands so
patented, together with the right of the UNITED STATES. Its lessees, permittees
or licensees to prospect for, mine and remove them under applicable provisions of

1 law, as reserved by THE UNITED STATES OF AMERICA in deed recorded
2 September 3, 1968, in Book N-1, Page 330, Deed Records, Lincoln County,
3 Nevada.

4 Is hereby conveyed to decedent's heirs, namely, TAMARA ETCHART as her sole and
5 separate property, ERIC LIVELY, as his sole and separate property, and DUSTIN
6 LIVELY, as his sole and separate property, as joint tenants with right of survivorship.

7 **IT IS HEREBY FURTHER ORDERED** that the real property above described
8 is conveyed subject to the mortgage held by Nevada State Bank Mortgage-Loan, Account
9 number ending in 3905, in the amount of \$30,928.02 as of May 23, 2018.

10 **IT IS HEREBY FURTHER ORDERED** that the 2004 TOYOTA CAMRY is hereby
11 conveyed to the decedent's heirs, namely, TAMARA ETCHART, ERIC LIVELY, AND
12 DUSTIN LIVELY.

13 **IT IS HEREBY FURTHER ORDERED** that the 1987 Logan Horse Trailer is hereby
14 conveyed to the decedent's heirs, namely, TAMARA ETCHART, ERIC LIVELY, and DUSTIN
15 LIVELY.

16 **IT IS HEREBY FURTHER ORDERED** that all other miscellaneous property should be
17 distributed between the decedent's heirs, namely, TAMARA ETCHART, ERIC LIVELY and
18 DUSTIN LIVELY, in equal shares.

19 IT IS SO ORDERED this 13th day of July, 2018.

20 s/ Gary D. Fairman
21 DISTRICT JUDGE

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

25 In witness whereof, I have hereunto set my hand and affixed the seal of the
26 Seventh Judicial District Court in and for the County of Lincoln, State of
27 Nevada, this 13th day of July, 2018

28 [Signature]
Clerk
Deputy Clerk

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 013-042-33
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|------------------------------------------|---------------------------------------------------------|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" 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 from deceased mother to heirs.

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 / Attorney For

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Seventh Judicial District Ct.
 Address: PO Box 90 (Shirley Annette Lively)
 City: Pioche
 State: Nevada Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: See Attached
 Address: _____
 City: _____
 State: _____ Zip: _____

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

STATE OF NEVADA
DECLARATION OF VALUE
GRANTOR/GRANTEE
INFORMATION

GRANTOR

Seventh Judicial District Court (Shirley Annette Lively)
P.O. Box 90
Pioche, Nevada 89043

GRANTEE'S

Tamara Etchart
P.O. Box 544
Pioche, Nevada 89043

Eric Lively
2042 S. 3425 W.
Taylor, Utah 84401

Dustin Lively
17355 Mesquite Road
Apple Valley, CA 92307

