

APN 004-132-02

APN

APN



00001056201801549720050052

OFFICIAL RECORD
LESLIE BOUCHER, RECORDER

E05


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 Title Attorney

Dylan V. Frehner, Esq. _____
Print

7/17/2018 _____
Date

Grantees address and mail tax statement:

SHAWN L. CHEENEY

P.O. Box 435

Alamo, Nevada 89001

1 Case No.: PR-0608018

FILED

2018 JUL 13 PM 3:50

3
4 IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
5 IN AND FOR THE COUNTY OF LINCOLN
LAWRENCE L. CHEENEY, DECEASED
LINCOLN COUNTY CLERK

6 *****

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

10 LAWRENCE L. CHEENEY,
11 Deceased.)

ORDER TO SET ASIDE ESTATE
WITHOUT ADMINISTRATION

12 The verified Petition of Michael Strong to set aside the estate of LAWRENCE L.
13 CHEENEY, Decedent, came regularly for hearing this day. No person appeared to contest the
14 Petition. Upon proof duly made to the satisfaction of the Court, the Court now finds as follows:

- 15 1. All notices of the hearing have been duly given as required by law.
16 2. No letters of administration were issued.
17 3. LAWRENCE L. CHEENEY, died on August 19, 2017, and, at the time of his

18 death, was a resident of Alamo, Lincoln County, Nevada. The Decedent left an estate in the State
19 of Nevada subject to probate administration.

- 20 4. The Decedent did not leave a valid Will.
21 5. The facts of the Petition having been found to be true, with the addition that;
22 a. the real property described as:

23
24 APN # 04-132-02, and further described as:
25 Lot 17 of ALAMO SOUTH SUBDIVISION TRACT NO. 1, as
26 shown on that certain final plat filed for record in the Office of the
27 Lincoln County Recorder on the 13th day of January, 1977, in
28 Book A-1 of Plats, page 124, assigned No. 59020

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

1 EXCEPTING AND RESERVING all mines of gold, silver,
2 copper, lead, cinnabar and other valuable minerals which may exist
3 in the said tract as reserved in the land patent recorded April 9,
1927, in Book C-1 of Deeds, page 296 as file No. 3965, Lincoln
County, Nevada records.

4 Is subject to a mortgage held by Ditech, account number 0031090145 in the
5 amount of \$100,481.43 as of June 14, 2018.

6 Good cause appearing, the Court now grants the Petition as follows:

7 **IT IS HEREBY ORDERED** that the estate of LAWRENCE L. CHEENEY be set aside
8 without administration;

9 **IT IS FURTHER ORDERED** that the real property of LAWRENCE L. CHEENEY,
10 described as APN # 004-132-02, Alamo, Nevada and further described as:

11 APN # 04-132-02, and further described as:
12 Lot 17 of ALAMO SOUTH SUBDIVISION TRACT NO. 1, as
13 shown on that certain final plat filed for record in the Office of the
14 Lincoln County Recorder on the 13th day of January, 1977, in
15 Book A-1 of Plats, page 124, assigned No. 59020
16 EXCEPTING AND RESERVING all mines of gold, silver,
17 copper, lead, cinnabar and other valuable minerals which may exist
in the said tract as reserved in the land patent recorded April 9,
1927, in Book C-1 of Deeds, page 296 as file No. 3965, Lincoln
County, Nevada records.

18 Is hereby conveyed to the Deceased's son, namely Shawn L. Cheeney as his sole and separate
19 property.

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1 **IT IS FURTHER ORDERED** that the real property above described is conveyed subject
2 to the mortgage held by Ditech, loan number 0031090145 in the amount of \$100,481.43 as of
3 June 14, 2018.

4 DATED this 13th day of July 2018.

5
6 s/ Gary D. Fairman
7 DISTRICT COURT JUDGE

8 Respectfully Submitted:

9
10 
11 _____
12 DYLAN V. FREHNER, Esq.
13 P.O. Box 517
14 Pioche, Nevada 89043
15 Bar #9020

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

22 In witness whereof, I have hereunto set my hand and affixed the seal of the
23 Seventh Judicial District Court in and for the County of Lincoln, State of
24 Nevada, This 13th day of July 2018


Clerk

25 _____
26 Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 004-132-02
 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 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 father 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 / Attorney Fee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Seventh Judicial District Ct.
 Address: PO Box 90 (Lawrence L. Cheeney)
 City: Pioche
 State: Nevada Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Shawn Cheeney
 Address: P.O. Box 435
 City: Alamo
 State: Nevada Zip: 89001

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