

APN 013-190-08

APN _____

APN _____

LINCOLN COUNTY, NV **2018-155064**
Rec:\$35.00
Total:\$35.00 **08/09/2018 04:24 PM**
DYLAN V. FREHNER, ESQ Pgs=5 AK



00001171201801550640050057
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)

Leslie Boucher Lead Assb
Signature Title

Leslie Boucher
Print

8/9/2018
Date

Grantees address and mail tax statement:

See Attached ROBERT C. CIVAN, JR
4016 La Mesa Drive
Henderson, NV 89104

FILED

2019 JUL 27 PM 3:08

LISA ELLGRO
LINCOLN COUNTY CLERK

1 Case No.: PR-0710018

2
3
4 **IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**

5 **IN AND FOR THE COUNTY OF LINCOLN**

6 *****

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

10 ROBERT G. GUINN,
11 Deceased.)

ORDER TO SET ASIDE ESTATE
WITHOUT ADMINISTRATION

12 The verified Petition of Eloise Guinn to set aside the estate of ROBERT G. GUINN,
13 Decedent, came regularly for hearing this day. No person appeared to contest the Petition. Upon
14 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. ROBERT G. GUINN, died on October 11, 2017, and, at the time of his death, was
- 18 a resident of Pioche, Lincoln County, Nevada. The Decedent left an estate in the State of Nevada
- 19 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, and good cause appearing,
- 22
- 23

24 the Court now grants the Petition as follows:

25 **IT IS HEREBY ORDERED** that the estate of ROBERT G. GUINN be set aside without
26 administration;

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 **IT IS FURTHER ORDERED** that the real property of ROBERT G. GUINN, described
2 as APN 001-035-02, Pioche, Nevada and further described as:

3 All of lot numbered Fifteen (15) and the adjoining Four (4) feet of lot
4 numbered Fourteen (14) in Block numbered Thirty-nine (39) in the Town
5 of Pioche, Lincoln County, Nevada as said lot and block are platted and
6 described on the Official Plat of said Town of Pioche, now on file and of
7 record in the Office of the County Recorder of said Lincoln County,
8 Nevada and to which plat and the records thereof reference is hereby made
9 for further particular description.

10 Is hereby conveyed to the Deceased's children, namely Robert G. Guinn, Jr. and Brenda Lee
11 Guinn, as joint tenants with right of survivorship.

12 **IT IS FURTHER ORDERED** that the real property above described is conveyed
13 subject to the mortgage held by LoanDepot, loan number 0075461905 in the amount of
14 \$65,441.29 as of statement date 04/17/2018.

15 DATED this 27th day of July 2013.

16 /s/ Gary D. Fairman
17 DISTRICT COURT JUDGE

18 Respectfully Submitted:

19 [Signature]
20 DYLAN V. FREHNER, Esq.
21 P.O. Box 517
22 Pioche, Nevada 89043
23 Bar #9020

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

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

29 [Signature]
30 Clerk
31 Deputy Clerk

DYLAN V. FREHNER
Attorney at Law
A Professional Corporation
P.O. Box 517
Pioche, NV 89043
Telephone (775) 962-5533 Facsimile (775) 549-9586

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 001-035-02
 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 & 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: [Signature] Capacity: Grantor

Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Seventh Judicial District Ct.
 Address: PO Box 90 (Robert G. Guinn)
 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 (Robert G. Guinn)
P.O. Box 90
Pioche, Nevada 89043

GRANTEE'S

Robert G. Guinn, Jr.
4016 La Mesa Drive
Henderson, Nevada 89104

Brenda Lee Guinn
8 Elm Place
Mystic, CT 06355

