

APN 001-087-02

APN _____

APN _____



OFFICIAL RECORD
LESLIE BOUCHER, RECORDER

E99

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)

Dylan V. Frehner _____
Signature Title *Attorney*

Dylan V. Frehner
Print

8/16/2018
Date

Grantees address and mail tax statement:

Dylan V. Frehner, Attorney
P.O. Box 517
Pioche, NV 89043

FILED

Case No.: PR-0711018

2018 AUG 13 AM 8:15

LISA C. 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:

DONALD D. LYNCH,
Deceased.

ORDER TO SET ASIDE ESTATE
WITHOUT ADMINISTRATION

The verified Petition of Casey Dolan Cole to set aside the estate of DONALD D. LYNCH, Decedent, came regularly for hearing this day. No person appeared to contest the Petition. Upon proof duly made to the satisfaction of the Court, the Court now finds as follows:

1. All notices of the hearing have been duly given as required by law.
2. No letters of administration were issued.
3. DONALD D. LYNCH, died on December 21, 1995, and, at the time of his death, was a resident of Sparks, Washoe County, Nevada. The Decedent left an estate in the State of Nevada subject to probate administration.
4. The Decedent did not leave a valid Will.
5. The facts of the Petition having been found to be true, and good cause appearing,

the Court now grants the Petition as follows:

IT IS HEREBY ORDERED that the estate of DONALD D. LYNCH, be set aside without administration;

///

DYLAN V. FREHNER
ATTORNEY AT LAW
A Professional Corporation
P.O. Box 517
Pioche, NV 89043
Telephone (775) 962-5333 · Facsimile (775) 549-9386

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IT IS FURTHER ORDERED that the real property of DONALD D. LYNCH, described

as APN # 001-087-02, Pioche, Nevada and further described as:

APN: 001-087-02, and further described as:

That portion of Section 22, Township 1 North, Range 67 East, M.D.B.&M., more particularly described as follows:

Lots 2 and 3 in Block 3 in the TOWN OF PIOCHE, as shown on the Official Plat of said Town of Pioche, recorded January 5, 1874 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, pages 37, 38, and 39; and further delineated by the Survey Maps compiled August 28, 1947 and filed in Book A of Plats, pages 55, 56, and 57, Lincoln County, Nevada records.

Is hereby conveyed to the Decedant's siblings, namely Eva Lynch Heidenreich, Thelma Evelyn Riding and William F. Lynch.

DATED this 10th day of August 2018.

/s/ Steve L. Dobrescu
DISTRICT COURT JUDGE

Respectfully Submitted:

[Signature]

DYLAN V. FREHNER, Esq.
P.O. Box 517
Pioche, Nevada 89043
Bar #9020

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 10th day of August 2018.

[Signature]
Clerk
[Signature]
Deputy Clerk

DYLAN V. FREHNER
Attorney at Law
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Pioche, NV 89043
Telephone (775) 962-5333 Facsimile (775) 549-9586

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 001-087-02
 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: Not Taxable per
 Notes: NRS 375.010 (1)(b)(5) follows
rules of succession.

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 _____
 b. Explain Reason for Exemption: Not taxable per NRS 375.010(1)(b)(5)
Follows rules of succession.

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 (Donald D. Lynch)
 City: Pioche
 State: Nevada Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Dylan V. Frehner, Attorney
 Address: P.O. Box 517
 City: Pioche, NV
 State: NV Zip: 89043

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Dylan V. Frehner, Esq Escrow # n/a
 Address: P.O. Box 517
 City: Pioche State: Nevada Zip: 89043

(Geometric)

EVA Lynch Heidenreich
Thelma Evelyn Riding
William F. Lynch.

