

APN 001-087-02

APN \_\_\_\_\_

APN \_\_\_\_\_



OFFICIAL RECORD  
LESLIE BOUCHER, RECORDER

E07

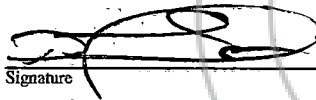
**ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION**

**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)

 Attorney  
Signature Title

Dylan V. Frehner  
Print

8/16/2018  
Date

**Grantees address and mail tax statement:**

Casey Dawn Cole, Successor Trustee  
P.O. Box 61  
Pioche, NV 89043

FILED

Case No.: PR-0712018

2018 AUG 13 AM 8:12

LISA C. LLOYD  
LINCOLN COUNTY CLERK  
DEPUTY

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:

JOHN S. COLE,  
Deceased.

ORDER TO SET ASIDE ESTATE  
WITHOUT ADMINISTRATION

The verified Petition of Casey Dolan Cole to set aside the estate of JOHN S. COLE, 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. JOHN S. COLE, died on November 29<sup>th</sup>, 2016, and, at the time of his death, was a resident of Pioche, Lincoln County, Nevada. The Decedent left an estate in the State of Nevada subject to probate administration.
4. The Decedent left a valid Will dated February 11<sup>th</sup>, 2013.
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 JOHN S. COLE, be set aside without 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 JOHN S. COLE, described as  
APN # 001-087-02, Pioche, Nevada and further described as:

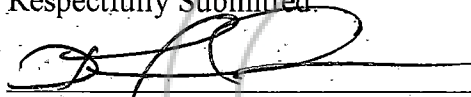
2 APN: 001-087-02, and further described as:  
3 That portion of Section 22, Township 1 North, Range 67 East,  
4 M.D.B.&M., more particularly described as follows:  
5 Lots 2 and 3 in Block 3 in the TOWN OF PIOCHE, as shown on  
6 the Official Plat of said Town of Pioche, recorded January 5, 1874  
7 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.

8 Is hereby conveyed to the Deceased's Trust, namely The John S. Cole Living Trust dated  
9 February 11, 2013.

10 DATED this 10<sup>th</sup> day of August 2018.

11  
12 /s/ Steve L. Dobrescu  
13 DISTRICT COURT JUDGE

14 Respectfully Submitted:

15   
16 \_\_\_\_\_  
17 DYLAN V. FREHNER, Esq.  
18 P.O. Box 517  
19 Pioche, Nevada 89043  
20 Bar #9020

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

24 copy of the original, I have hereunto set my hand and affixed the seal of the  
25 Seventh Judicial District Court in and for the County of Lincoln, State of  
26 Nevada, this 10<sup>th</sup> day of August, 2018.

27 \_\_\_\_\_  
28 Clerk

29 Sharon Miller  
30 \_\_\_\_\_  
31 Deputy Clerk

32 \_\_\_\_\_  
33 Deputy Clerk

**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: _____	
Notes: <u>Trust on File</u>	

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 7  
 b. Explain Reason for Exemption: Transfer to or from a trust w/out  
consideration.

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 (John S. Cole)  
 City: Pioche  
 State: Nevada Zip: 89043

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: [Signature]  
 Address: [Signature]  
 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

GRANTEE

Casey boban Cole, Successor Trustee  
of the John S. Cole Living Trust  
dated February 11, 2013.

P.O. Box 461  
Proche, NV 89043

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