

APN 022-381-01

APN A Portion of 018-031-68
004-141-09, 004-621-05

APN 008-031-49



OFFICIAL RECORD
LESLIE BOUCHER, RECORDER

E05

ORDER To Set Aside Estate Without Administration
DECREE Quieting Title

Title of Document

Affirmation Statement

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

Dylan V. Frehner, Esq.
Print

11/5/2018
Date

Grantees address and mail tax statement:
Lois Ellen Steele
P.O. Box 505
Alamo, NV 89001

FILED

1 Case No.: PR-0917018

2 2010 NOV -2 PM 1:06

3 LISA C. LLOYD
4 LINCOLN COUNTY CLERK
5 DEPUTY

6 **IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
7 **IN AND FOR THE COUNTY OF LINCOLN**

8 *****

9 IN THE MATTER OF THE)
10 ESTATE OF:)

11 THOMAS W. STEELE, aka, THOMAS)
12 WORTH STEELE,)
13 Deceased.)

14 **ORDER TO SET ASIDE ESTATE**
15 **WITHOUT ADMINISTRATION**

16 The verified Petition of Lois Ellen Steele to set aside the estate of THOMAS W. STEELE,
17 aka, THOMAS WORTH STEELE, Decedent, came regularly for hearing this day. No person
18 appeared to contest the Petition. Upon proof duly made to the satisfaction of the Court, the Court
19 now finds as follows:

- 20 1. All notices of the hearing have been duly given as required by law.
- 21 2. No letters of administration were issued.
- 22 3. THOMAS W. STEELE, aka, THOMAS WORTH STEELE, died on July 2, 2004,
23 and, at the time of his death, was a resident Alamo, Lincoln County, Nevada. The Decedent left
24 an estate in the State of Nevada subject to probate administration.
- 25 4. The Decedent did not leave a valid Will.
- 26 5. The facts of the Petition having been found to be true, and good cause appearing,

27 the Court now grants the Petition as follows:

28 **IT IS HEREBY ORDERED** that the estate of THOMAS W. STEELE, aka, THOMAS
WORTH STEELE, 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 THOMAS W. STEELE, aka,
THOMAS WORTH STEELE, in Alamo, Nevada and further described as:

2 1. 50% Interest Real Property:

3 APN 006-381-01, and further described as:

4 Mount Diablo Meridian, Nevada, T. 2 N., R. 56 E., Section 12,
5 Lot 7, S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$,
6 N $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, said area described containing 18.78 acres.

7 2. 50% Interest in Real Property:

8 A Portion of APN 008-031-68, and further described as:

9 Parcel 1 of a parcel of ground situated in Section Five (5),
10 Township Seven South (T7S), Range Sixty-One East (R61E),
11 M.D.B.&M., described as follows: Commencing at a point eighty
12 (80) rods east of the northwest (NW) corner of said Section Five
13 (5), and running thence south twenty (20) rods; thence east eighty
14 (80) rods; thence north twenty (20) rods; thence west eighty (80)
15 rods to the place of beginning, containing ten (10) acres of land,
16 more or less.

17 A Portion of APN 008-031-68 and APN 004-141-03, and further
18 described as:

19 Parcel 2 of a parcel of ground situated in Section Five (5),
20 Township Seven South (T7S), Range Sixty-One East (R61E),
21 M.D.B.&M., described as follows: Commencing at the northwest
22 (NW) corner of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Five
23 (5) and running thence south thirty-three (33) rods and six and one-
24 half (6 $\frac{1}{2}$) feet; thence east seventeen (17) rods and three (3) feet;
25 thence in a northwesterly direction along the drain or channel
26 thirty-five (35) rods and ten (10) feet; thence west five (5) rods and
27 twelve and one-half (12 $\frac{1}{2}$) feet to the place of beginning,
28 containing two and three-tenths (2.3) acres, more or less.

29 A Portion of APN 008-031-68 and All of 004-141-03, and further
30 described as:

31 Parcel 5 of a parcel of ground situated in Section Five (5),
32 Township Seven South (T7S), Range Sixty-One East (R61E),
33 M.D.B.&M., described as follows: Commencing at a point thirty-
34 three and three-tenths (33.3) rods south of the northwest (NW)
35 corner of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Five (5)
36 and running thence south sixty-eighth and one-tenth (68.1) rods;
37 thence east thirty-eight (38) rods; thence in a northwesterly
38 direction sixty-eight and eight-tenths (68.8) rods; thence west
39 seventeen (17) rods to the place of beginning, containing an area of
40 ten (10) acres, more or less.

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
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

3. 50% Interest in Real Property:

APN 004-021-05, and further described as:

A parcel of land situated in the NW ¼ SE ¼ of Section 5, T.7S., R.61E., M.D.M., Town of Alamo, Lincoln County, State of Nevada, being more particularly described as follows:

Beginning at a point on intersection with an existing fence line of occupation and the west boundary of the SE ¼ of said Sec. 5, whence the C ¼ Cor. Of said Sec. 5 bears N. 00°05'26" W. a distance of 718.28 feet; Thence S. 89°44'38" E. along said fence line a distance of 262.26 feet to a point of intersection with an existing fence line of occupation; Thence along said fence line of occupation:

N. 00°03'23" W. a distance of 118.24 feet;
S. 89°54'32" E. a distance of 338.66 feet;
S. 19°59'26" W. a distance of 205.36 feet;
S. 16°41'45" W. a distance of 15.06 feet;
S. 87°57'09" W. a distance of 39.68 feet;
S. 89°57'09" W. a distance of 224.26 feet to a point of intersection with the east right-of-way of 1st East Street;
N. 00°03'23" W. along said right-of-way a distance of 81.91 feet to a point on intersection on the north right of way of 2nd North Avenue;

Thence S. 89°35'30" W. along said north right-of-way a distance of 262.25 feet to a point of intersection on the west boundary of said SE ¼; Thence N. 00°05'26" W. along said west boundary a distance of 12.50 feet to the point of beginning.

Said parcel of land contains 1.51 acres, more or less. A map of said parcel is referenced at Plat Book B, Page 380 in the Lincoln County Recorder's Office.

4. 50% Interest in Real Property:

APN 008-031-49, and further described as:

Mount Diablo Meridian, Nevada

T. 7 S., R. 61 E., sec. 5; Lot 4

Excluding APN 008-031-50, and further described as:

A parcel of land situate within the NW ¼ of the NW ¼, Section 5, Township 7 South, Range 61 East, M.D.B. & M., being more particularly described as follows:

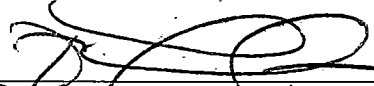
Beginning at the Northwest Corner from which the Northwest of said Section 7 bears N. 33°59'03" W. a distance of 1,294.12 feet; Thence S 89°49'09" E. a distance of 627.37 feet, to the Northeast corner; Thence S. 0°01'52" E. a distance of 265.69 feet; to the Southeast Corner; Thence S. 89°42'19" W. a distance of 622.67 feet, to the Southwest Corner, Thence N. 1°13'21" W. a distance of 270.91 feet to the point of beginning. Said Parcel contains 3.85 acres, more or less.

1 Is hereby conveyed to the Deceased's wife, namely Lois Ellen Steele as her sole and separate
2 property.

3 DATED this 1st day of November 2018.

4
5 /s/ Gary D. Fairman
6 DISTRICT COURT JUDGE

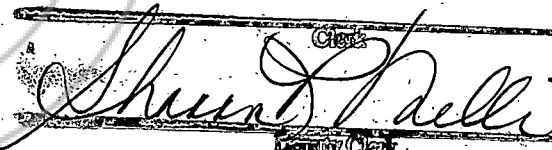
7 Respectfully Submitted:

8 
9 DYLAN V. FREHNER, Esq.
10 P.O. Box 517
11 Pioche, Nevada 89043
12 Bar #9020

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

13
14
15
16
17
18
19
20
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 In witness whereof, 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 2nd day of November, 2018.

27
28 
Clerk
Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 006-381-01
 b. A Portion of 008-031-68 and
 c. A Portion of 004-141-03
 d. 004-021-05, 008-031-49

2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg f. Comm'/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 to deceased wife.

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

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Seventh Judicial District Ct.
 Address: PO Box 90 (Thomas Worth Steele)
 City: Pioche
 State: Nevada Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lois Ellen Steele
 Address: P.O. Box 505
 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