

<b>A.P.N. No.:</b>	003-132-09
<b>Escrow No.:</b>	80670
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>When Recorded Mail To:</b>	
<b>COW COUNTY TITLE CO</b>	
P O BOX 518	
PIOCHE, NEVADA 89043	

LINCOLN COUNTY, NV  
 Rec:\$35.00  
 Total:\$35.00  
 COW COUNTY TITLE

**2019-156280**  
**05/24/2019 10:26 AM**  
 Pgs=5 KE



OFFICIAL RECORD  
 AMY ELMER, RECORDER

E05

(for recorders use only)

**AMENDED ORDER TO PROVE WILL AND SET ASIDE ESTATE**  
**WITHOUT ADMINISTRATION**  
 (Title of Document)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

*Don-Rita Rice* Escrow Agent  
 Signature Title

Don-Rita Rice  
 Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1 - 2 and NRS 239B.030 Section 4.

FILED

2019 MAY 10 PM 3:44

LISA C. LLOYD  
LINCOLN COUNTY CLERK  
DEPUTY

1 Case No.: PR 0405019

2 Dept. No.: 2

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IN THE SEVENTH JUDICIAL DISTRICT COURT

6

IN AND FOR THE COUNTY OF LINCOLN, STATE OF NEVADA

7

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8

IN THE MATTER OF THE )

9

ESTATE OF: )

**AMENDED ORDER TO PROVE  
WILL AND SET ASIDE ESTATE  
WITHOUT ADMINISTRATION**

10

11

KENNETH RAY WIGGINS, )

12

Deceased )

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It appearing to the satisfaction of the Court that a Petition to Prove Will and Set Aside

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The Estate Without Administration of the above-named Decedent has been filed, and that notice

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of the time and place of the hearing thereon has been duly given in the manner prescribed by

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law, and that no one has objected or presented any reason why said Petition should not be

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granted.

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The Court finds that the gross value of the Nevada Estate of the Decedent, after deducting

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any encumbrances, does not exceed One Hundred Thousand Dollars (\$100,000.00), and this is a

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proper case for the whole of the Estate to be set aside, pursuant to the Last Will and Testament of

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the Decedent and NRS 146.070(1) or pursuant to NRS 146.020(2).

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1 **IT IS HEREBY ORDERED, ADJUDICATED AND DECREED:**

2 1. That the Decedent is not believed to have executed any will.

3 2. That the Nevada Estate of KENNETH RAY WIGGINS, Decedent, is hereby found to  
4 include:

5 A. 1987 Nashua Mobile Homes Serial #ZIDBNX770142FLR128090 – Estimated  
6 value of \$15,000.00

7 **B. LOT ELEVEN (11) IN BLOCK "B" OF JAMES G. GOTTFREDSON**  
8 **ADDITION TO THE CITY OF CALIENTE, AS SHOWN ON THE MAP**  
9 **THEREOF RECORDED APRIL 9, 1963 AS FILE NO. 40599, IN THE**  
10 **OFFICE OF THE COUNTY RECORDER OF LINCOLN, NEVADA.**  
11 **EXCEPTING THEREFROM THE NORTHEASTERLY 5 FEET OF SAID**  
12 **LOT, AS CONVEYED BY DEED RECORDED JUNE 26, 1987 IN BLOCK**  
13 **75, PAGE 667 AS FILE NO. 87171, IN THE OFFICE OF THE COUNTY**  
14 **RECORDER OF LINCOLN, NEVADA.**

15 **More commonly known as: 855 Holt Avenue, Caliente, NV 89008**

16 **APN: 003-132-09**

17 **Estimated value: \$25,000.00**

18 3. That this Order shall be used as the document transferring the title to said property; and  
19 that the whole of Decedent's Estate is hereby transferred, assigned and set aside to the  
20 Decedent's wife, Rhonda Lyn Wiggins.

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22 ///

23 ///

1 4. That said Estate shall not be further administered upon.

2 DATED this 10 day of May 2019.

*J. Dan*

DISTRICT COURT JUDGE

3  
4  
5  
6  
7 Prepared By:  
8 FRANKLIN J. KATSCHKE, Esq.  
9 Nevada Bar No. 13516  
10 P.O. Box 703  
11 Caliente, NV 89008  
12 (775) 726-3162  
13 office@katschkelaw.com  
14 *Attorney for Petitioner*

COPIES

to which this certificate is attached  
and a true copy of the original, on  
the County Clerk's 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  
24th day of May, 2019.  
*[Signature]*  
Clerk/Deputy Clerk

**STATE OF NEVADA  
DECLARATION OF VALUE**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No. _____	Page _____
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

1. Assessor Parcel Number(s)  
 a) 003-132-09  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property  
 a)  Vacant Land  
 b)  Single Family Res.  
 c)  Condo/Townhouse  
 d)  2-4 Plex  
 e)  Apartment Bldg.  
 f)  Commercial/Industrial  
 g)  Agricultural  
 h)  Mobile Home  
 i)  Other: \_\_\_\_\_

3. a. Total Value/Sales Price of Property \_\_\_\_\_ -0-  
 b. Deed in Lieu of Foreclosure Only (Value of Property) \_\_\_\_\_  
 c. Transfer Tax Value \_\_\_\_\_  
 d. REAL PROPERTY TRANSFER TAX DUE: \_\_\_\_\_ -0-

4. If Exemption Claimed:  
 a. Transfer Tax Exemption, per NRS 375.090, Section: # 5  
 b. Explain Reason for Exemption: Order to set aside estate transfer to 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: [Signature] Capacity: [Signature]  
Estate of Kenneth Ray Wiggins  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_  
Rhonda Lynn Wiggins

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: ESTATE OF KENNETH RAY WIGGINS  
 Address: P O Box 962  
 City/ST/Zip Caliente, NV 89008

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: RHONDA LYNN WIGGINS  
 Address: P O Box 962  
 City/ST/Zip Caliente, NV 89008

**COMPANY/PERSON REQUESTING RECORDING (required if not Seller or Buyer)**  
 Company Name: Cow County Title Co. Escrow No.: 80670  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043

**(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)**