

APN 001-111-16

APN _____

APN _____



OFFICIAL RECORD
AMY ELMER, RECORDER

E05

Title of Document

Affirmation Statement

fk 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)

Franklin J. Katchke
Signature

ATTORNEY
Title

FRANKLIN J. KATCHKE
Print

8/2/19
Date

Grantees address and mail tax statement:

PATRICIA SEELEY

PO Box 1611

LINCOLN, NV 89419

FILED

1 Case No.: PR 0509019

2 Dept. No.:

2019 JUL 26 PM 2:31

LISA C. GIBSON
LINCOLN COUNTY CLERK
DEPUTY

3
4
5 **IN THE SEVENTH JUDICIAL DISTRICT COURT**
6 **IN AND FOR THE COUNTY OF LINCOLN, STATE OF NEVADA**

7 * * * * *

8 IN THE MATTER OF THE)
9 ESTATE OF:)
10)
11 MILDRED GEORGANNA FREDELL,)
12 Deceased)
13)
14)

ORDER TO PROVE WILL AND SET
ASIDE ESTATE WITHOUT
ADMINISTRATION

14 It appearing to the satisfaction of the Court that a Petition to Prove Will and Set Aside
15 The Estate Without Administration of the above-named Decedent has been filed, and that notice
16 of the time and place of the hearing thereon has been duly given in the manner prescribed by
17 law, and that no one has objected or presented any reason why said Petition should not be
18 granted.

19 The Court finds that the gross value of the Nevada Estate of the Decedent, after deducting
20 any encumbrances, does not exceed One Hundred Thousand Dollars (\$100,000.00), and this is a
21 proper case for the whole of the Estate to be set aside, pursuant to the Last Will and Testament of
22 the Decedent and NRS 146.070(1) or pursuant to NRS 146.020(2).

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

- 24 1. That the Decedent is believed to have executed a will on May 18, 2001.

1 2. That the Nevada Estate of MILDRED GEORGINNA FREDELL, Decedent, is hereby
2 found to include:

- 3 1. **Lincoln County, Nevada Assessor's Parcel Number 001-111-16**
4 **Commonly known as: 815 Newark Street, Pioche, NV 89043.**

5 Lots 13, 14 and 15 in Block 29 in the Town of Pioche, Nevada as shown on the Official
6 Plat of said Town of Pioche, recorded January 5, 1874 in the Office of the County Recorder of
7 said Lincoln County, Nevada in Book A of Plats, pages 37, 38 and 39; and further delineated by
8 the Survey Maps compiled August 28, 1947 and filed in Book A of Plats, pages 55, 56, and 57,
9 Lincoln County Nevada records. Said Land is also described as follows: Parcel A of the parcel
10 map recorded December 8, 1995, in the Office of the County Recorder of Lincoln County,
11 Nevada in Book A of Plats 398 as File No. 101210, Lincoln County, Nevada records.

12 3. That this Order shall be used as the document transferring the title to said property; and
13 that the whole of Decedent's Estate is hereby transferred, assigned and set aside to the
14 Decedent's daughter, Patricia Seeley.

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

16 DATED this 26th day of July 2019.

17
18
19 
20 _____
21 DISTRICT COURT JUDGE

21 Prepared By:
22 FRANKLIN J. KATSCHKE, Esq.
23 Nevada Bar No. 13516
24 P.O. Box 703
25 Caliente, NV 89008
26 (775) 726-3162
27 office@katschkelaw.com
28 *Attorney for Petitioner*

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-111-16
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

\$25,000.00

Deed in Lieu of Foreclosure Only (value of property)

(-)

Transfer Tax Value:

\$ -

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: GRANTEE IS GRANTOR'S 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 ATTORNEY

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: MILDRED ~~FRIDELL~~ GEORGIANNA FREDELL
 Address: PO BOX 1611
 City: LOVELL
 State: NV Zip: 89419

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: PATRICIA SEELEY
 Address: PO BOX 1611
 City: LOVELL
 State: NV Zip: 89419

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: FRANKLIN KATSULIK
 Address: PO BOX 703
 City: CALIENTE

Escrow #: _____
 State: NV Zip: 89008