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OFFICIAL RECORD E07
AMY ELMER, RECORDER

APN# 011-200-04
(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

TITLE OF DOCUMENT
(DO NOT Abbreviate)

Order Setting Aside Estate Without Administration

Document Title on cover page must appear EXACTLY as the first page of the document
to be recorded.

RECORDING REQUESTED BY:
JUSTICE LAW CENTER

RETURN TO: Name Kathryn Wetzel
Address P.O. Box 334
City/State/Zip Alamo, NV 89001

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)
Name E. Edwin Higbee Jr., Ex. Lois Higbee Trust
Address P.O. Box 242
City/State/Zip Alamo, NV 89001

This page provides additional information required by NRS 111.312 Sections 1-2.
To print this document properly, do not use page scaling.
P:\Common\Forms & Notices\Cover Page Template Oct2017

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LISA C. LLOYD
LINCOLN COUNTY CLERK

RECEIVED

1 BRET WHIPPLESQ.
2 Nevada Bar No. 006168
3 JUSTICE LAW CENTER
4 1100 S. Tenth Street
5 Las Vegas, Nevada 89104
6 Phone: (702) 731-0000
7 Fax: (702) 974-4008
8 admin@justice-law-center.com
9 Attorney for the Estate

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

9 In the Matter of the Estate of)
10 LOIS W. HIGBEE) Case No.: PR 0815019
11 Deceased.) Dept. No.
12) Hearing Date:
13) Hearing Time;

13 **ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION**

14 The verified petition of ERNEST EDWIN HIGBEE JR and RICHARD EARL
15 HIGBEE to set aside the estate of LOIS W. HIGBEE without administration having come
16 before the court this date and the Court having reviewed the petition; and good cause appearing
17 therefore,
18

19 IT IS HEREBY ORDERED AND DECREED THAT:

20 1. The decedent, LOIS W. HIGBEE died a resident of the State of Nevada; and that her
21 estate does not exceed the sum of \$100,000.00; and shall not be administered upon, but shall be
22 distributed to Successor Trustees, ERNEST EDWIN HIGBEE JR and RICHARD EARL
23 HIGBEE of THE LOIS W. HIGBEE TRUST; and it is

24 FURTHER ORDERED that:

25 2. The following real property is hereby distributed in its entirety to Successor
26 Trustees, ERNEST EDWIN HIGBEE JR and RICHARD EARL HIGBEE of THE LOIS W.
27
28

1 HIGBEE FAMILY LIVING TRUST:

2 APN: 011-200-04
3 R61E, T6S, SEC 32 (Township 6 South Range 61 East M.D.B.&M.)
4 More commonly known as 1401 Old Sharp Lane. Hiko, Nevada

5 Legal Description in its entirety following:

6 Commencing at the point where the Nettie Graff property and the Ernest P. Higbee and Mayme S.
7 Higbee property, and the Westerly right of way of Highway 93 come together at that point; thence
8 Westerly along the boundary line along the said Nettie Graff property and the Ernest P. Higbee and
9 Mayme S. Higbee property a distance of 210 feet; thence turning at a right angle to the North; thence
10 Northerly a distance of 154 feet; thence turning at right angles to the East a distance of 218 feet and
11 Easterly to the right of way of Highway 93; thence turning and proceeding Southerly along said right of
12 way to the point of beginning a distance of approximately 200 feet; all said land being situated in section
13 32 Township 6 South Range 61 East M.D.B.&M. It being the intention of the Grantors to grant the
14 parcel of land upon which presently is situated the house which is occupied by the Grantee herein as her
15 home as of the date of this conveyance, and being a parcel of land less than one (1) acre as decribed
16 above.

17 **To have and to hold**, the same together with all and singular the appurtenances thereunto belonging or
18 in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the
19 said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party
20 forever.

21 DATED this 30th day of SEPTEMBER 2019.

22 
23 _____
24 DISTRICT COURT JUDGE

25 Submitted by:

26 JUSTICE LAW CENTER

27 Nevada Bar No. 006168
28 1100 S. Tenth Street
Las Vegas, Nevada 89104
Phone: (702) 731-0000
Fax: (702) 974-4008
admin@justice-law-center.com

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COPY

This document to which this certificate is attached is a full, true and correct copy of the original, on file in the County Clerk's Office, Ploche, 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

9 day of October, 2019

Marcia Crumley
Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 011-200-04
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

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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 7
 b. Explain Reason for Exemption: Transfer without consideration to a trust.

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 K. Wetzel for Ernest Edwin Higbee Jr Capacity: Successor-Trustee
 Signature K. Wetzel for Richard Earl Higbee Capacity: Successor-Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: ErnestEdwinHigbeeJr & Richard
 Address: Earl Higbee - 1392 Bar X Bar Road
 City: Alamo
 State: Nevada Zip: 89001

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Lois W. Higbee Family LivTrust
 Address: P.O. Box 242
 City: Alamo
 State: NV Zip: 89001

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: K. Wetzel/JusticeLawCenter Escrow # _____
 Address: 1100 S. Tenth Street
 City: Las Vegas State: NV Zip: 89104