

APN: 004-041-17

LINCOLN COUNTY, NV  
Rec:\$37.00  
Total:\$37.00  
FRANKLIN J. KATCHKE

2020-157942  
01/07/2020 11:39 AM  
Pgs=5 KE



OFFICIAL RECORD  
AMY ELMER, RECORDER

E05

~~Release of Lien~~  
~~ORDER TO PAUSE WILL AND SET ASIDE~~

**Title of Document**

**Affirmation Statement**

K, 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 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

FRANKLIN J. KATCHKE  
Print

1/7/20  
Date

Grantee(s) address and mail tax statements to:

Pauline Broadhead  
P.O. Box 404  
Alamo, NV 89001

FILED

2019 DEC 27 PM 3:46  
LISA C. LLOYD  
LINCOLN COUNTY CLERK  
DEPUTY

1 Case No.: PR 1121019

2 Dept. No.:

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 LEON PAUL BROADHEAD, )  
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 August 30, 1983.

1 2. That the Nevada Estate of LEON PAUL BROADHEAD, Decedent, is hereby found to  
2 include:

3 **Lincoln County, Nevada Assessor's Parcel Number 004-041-17**

4 **Commonly known as: 443 Olive Street, Pioche, NV 89043.**

5 **Legal Description:** That certain parcel of land situations in Pahrnagat Valley, County of  
6 Lincoln, State of Nevada. The Description follows to wit: Commencing at the Southwest corner  
7 of the Northeast quarter of the Southwest quarter (NE1/4SW1/4), Section 5, Township 7 South,  
8 Range 61 East, MDB&M, thence running due East along the South line of said Northeast quarter  
9 of the Southwest quarter (NE1/4SW1/4) a distance of 910 feet more or less to the West line of  
10 main street at the Northeast corner of lot one (1), Block forty-six (46) of Alamo Townsite:  
11 running thence north 1°23' West along the West side of said main street and the projection  
12 thereof a distance of 540 feet; thence South 88°37' East a distance of 217.51 feet; thence north  
13 1°23' west a distance of 100 feet to the point of beginning. (Found on Lincoln County Recorder  
14 Doc. # 1981-073499).

15 3. That this Order shall be used as the document transferring the title to said property; and  
16 that the whole of Decedent's Estate is hereby transferred, assigned and set aside to the  
17 Decedent's wife, PAULINE MORGAN BROADHEAD.

18 ///  
19 ///  
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23 ///

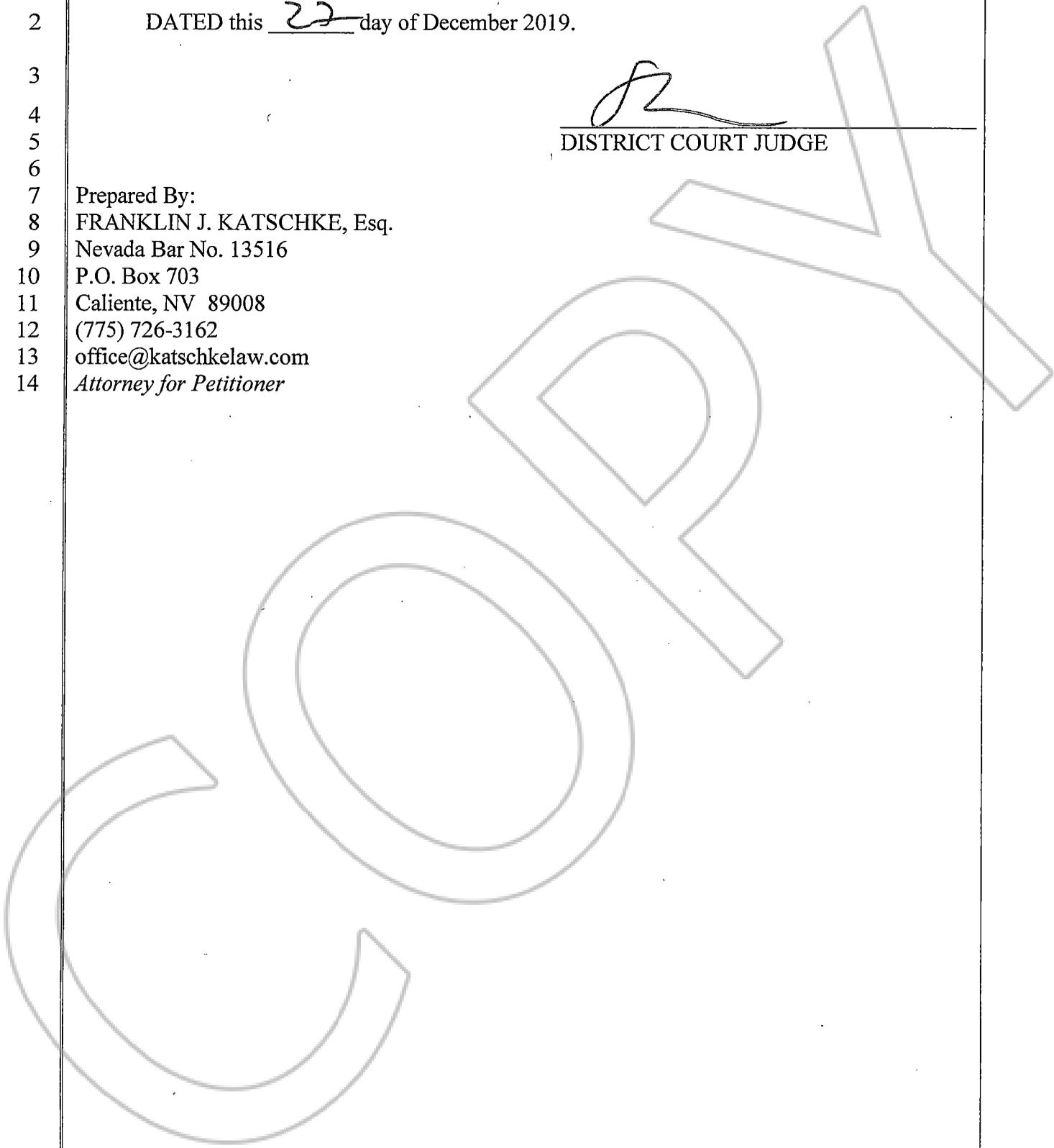
1 4. That said Estate shall not be further administered upon.

2 DATED this 22 day of December 2019.

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DISTRICT COURT JUDGE

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



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 004-041-17  
 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: \_\_\_\_\_

3.a. Total Value/Sales Price of Property      \$ 24,797.00  
 b. Deed in Lieu of Foreclosure Only (value of property (- \_\_\_\_\_))  
 c. Transfer Tax Value:      \$ -  
 d. Real Property Transfer Tax Due      \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: Grantee is grantor's 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: Attorney  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Leon Paul Broadhead (deceased)  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Pauline Morgan Broadhead  
 Address: P.O. Box 404  
 City: Alamo  
 State: NV Zip: 89001

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Franklin J. Katschke, Esq. Escrow # \_\_\_\_\_  
 Address: P.O. Box 703  
 City: Caliente State: NV Zip: 89008