

APN: 012-200-10

LINCOLN COUNTY, NV **2020-158102**  
Rec:\$37.00  
Total:\$37.00 **02/20/2020 10:39 AM**  
FRANKLIN J. KATCHKE, ESQ. Pgs=5 KE



OFFICIAL RECORD E99  
AMY ELMER, RECORDER

Order to Prove Will and Set Aside Estate Without Administration

**Title of Document**

Affirmation Statement

kc, 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

FRANKLIN KATCHKE  
\_\_\_\_\_  
Print

2/19/20  
\_\_\_\_\_  
Date

Grantee(s) address and mail tax statements to:

Kenneth Fullerton, et al.  
231 North 1700 West  
Cedar City, UT 84721

FILED

2020 FEB 14 AM 9:15

LISA C. LLOYD  
LINCOLN COUNTY CLERK

AC  
DEPUTY

IN THE SEVENTH JUDICIAL DISTRICT COURT  
IN AND FOR THE COUNTY OF LINCOLN, STATE OF NEVADA

\*\*\*\*\*

IN THE MATTER OF THE  
ESTATE OF:  
BEATRICE H. FULLERTON,  
Deceased.

ORDER TO PROVE WILL AND SET  
ASIDE ESTATE WITHOUT  
ADMINISTRATION

Katschke Law, LLC  
820 N. Spring St. Suite A  
PO Box 703 ♦ Caliente, NV 89008  
(775) 726-3162

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

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

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

1. That the Decedent is not believed to have executed any will.
2. That the Nevada Estate of BEATRICE H. FULLERTON, Decedent, is hereby found to include:

1 THE WEST HALF (W ½) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST  
2 QUARTER (SE ¼) OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B.&M.

3 APN: 012-200-10

4 Estimated Value: \$2,187.50

5 3. That this Order shall be used as the document transferring the title to said property; and that  
6 the whole of Decedent's Estate is hereby transferred, assigned and set aside to the Decedent's heirs in  
7 the following manner:

- 8 JACKIE DOOLIN ..... 1/6<sup>th</sup>
- 9 JANICE UNRUH..... 1/6<sup>th</sup>
- 10 KEITH FULLERTON ..... 1/6<sup>th</sup>
- 11 GLORIA BOUCHER ..... 1/6<sup>th</sup>
- 12 KENNETH FULLERTON ..... 1/6<sup>th</sup>
- 13 JORDAN KYLE FULLERTON ..... 1/12<sup>th</sup>
- 14 JUSTIN KELLEY FULLERTON ..... 1/12<sup>th</sup>

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

16 DATED this 14<sup>th</sup> day of February 2020.

17   
18 \_\_\_\_\_  
DISTRICT COURT JUDGE

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

Katschke Law, LLC  
820 N. Spring St. Suite A  
PO Box 703 ♦ Caliente, NV 89008  
(775) 726-3162

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 012-200-10  
 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 \$ 2,187.50  
 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: Grantees are the children and grandchildren of Decedent.

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: Beatrice Fullerton (deceased)  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: ~~Kenneth Fullerton, et al.~~ (SEE ATTACHED)  
 Address: 231 North 1700 West  
 City: Cedar City  
 State: UT Zip: 84721

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

Print Name: Franklin J. Katschke, Esq.  
 Address: P.O. Box 703  
 City: Caliente

Escrow # \_\_\_\_\_  
 State: NV Zip: 89008

JACKIE DOOLIN

JANICE UNRUH

KEITH FULLERTON

GLORIA BOUCHER

KENNETH FULLERTON

JORDAN KYLE FULLERTON

JUSTIN ~~LEE~~ KELWEY FULLERTON

