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OFFICIAL RECORD  
AMY ELMER, RECORDER

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**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

**APN# 006-241-58**

(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/owner.aspx>)

**TITLE OF DOCUMENT**  
(DO NOT Abbreviate)

**Order Admitting Will and to Set 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:**

**Origins Legal Group**

**RETURN TO: Name Jennifer Salem, Esq.**

**Address 6787 W. Tropicana Ave. Ste. 120A**

**City/State/Zip Las Vegas, NV 89103**

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

**Name Steven Bowman**

**Address**

**City/State/Zip**

This page provides additional information required by NRS 111.312 Sections 1-2.

To print this document properly, do not use page scaling.

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**ORDR**  
JENNIFER A. SALEM, ESQ.  
Nevada Bar No. 9174  
VALERIE DEL GROSSO, ESQ.  
Nevada Bar No. 11103  
**ORIGINS LEGAL GROUP, LLC**  
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Attorneys for Estate

**FILED**

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LISA C. LLOYD  
LINCOLN COUNTY CLERK  
*al*  
DEPUTY

**COPY**

**SEVENTH JUDICIAL DISTRICT COURT  
LINCOLN COUNTY, NEVADA**

In the Matter of the Estate of  
  
JOHN D. BOWMAN,  
  
Deceased.

Case No.: PR-0600920  
Dept No.: 2

**ORDER ADMITTING WILL AND TO  
SET ASIDE ESTATE WITHOUT  
ADMINISTRATION**

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), and that this is a proper case for the whole of the Estate to be set aside, pursuant to NRS 146.070(1) or pursuant to the laws of intestate succession and NRS 134.

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

- 1) That the Will of decedent, filed herein and dated October 14, 2008, is found to be a legal and valid will;

2) That the Nevada Estate of JOHN D. BOWMAN, is hereby found to include:

ESTATE PROPERTY	ESTIMATED NET VALUE
Vacant/Unconverted Land Assessor Description attached as Exhibit "A"	\$36,427

3) That Decedent's Estate is believed to have debts as follows: None

4) That the whole of the Estate of JOHN D. BOWMAN be set aside in its entirety pursuant to Will as follows:

i) Steven Bowman, Trustee of The John Bowman Family Trust, dated October 14, 2008;

5) That the property at 14830 SR 322 HWY URSINE and further described in Exhibit "A", be titled to "Steven Bowman, Trustee of The John Bowman Family Trust, dated October 14, 2008."

6) That known debts and administrative expenses be satisfied pursuant to this order;

7) All other personal property not specifically identified herein shall be set aside as above;

8) This Order shall be used as the document transferring title to Estate property, without further order of this Court;

9) That known debts and administrative expenses be satisfied pursuant to this order;

10) That after-acquired property may be distributed as stated in this Order;

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3 11) That the Estate shall not be further administered upon; and  
4 12) For all other necessary and proper orders.

5 DATED this 14 day of August, 2020.

6  
7 S/ Gary D. Fairman  
8 DISTRICT COURT JUDGE

9  
10 *Respectfully submitted by:*  
11 **ORIGINS LEGAL GROUP, LLC**

12 By: 

13 JENNIFER A. SALEM, ESQ.  
14 Nevada Bar No. 9174  
15 VALERIE DEL GROSSO, ESQ.  
16 Nevada Bar No. 11103  
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22 [valerie@originslegalgroup.com](mailto:valerie@originslegalgroup.com)  
23 Attorneys for Petitioner  
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**EXHIBIT "A"**

Lincoln County Property Tax Inquiry

Property Information			
Parcel ID	006-241-58	Parcel Acreage	1.3600
Tax Year	2020	Assessed Value	38,427
Land Use Group	RES	Tax Rate	0.0000
Land Use	236 - Personal Property Manufactured Home Secured	Total Tax Fiscal Year (2020 - 2021)	\$0.00
Zoning		Total Unpaid All Years	\$0.00
Tax District	050		Pay Taxes
Site Address	14630 SR 322 HWY URSINE		

No Sketches or Photos

Assessor Descriptions					
Assessor Descriptions	Subdivision Name	Section	Township	Range	Block Lot
PORT OF W1/2, W1/2 NW1/4 SE1/4, WITHIN THE UNINCORPORATED TOWN OF EAGLE VALLEY, (URSINE) T 2 NORTH, R 69 E SECTION 35 THE (NW3/4, OF THE SE 1/4) M.D.S. & M., STARTING FROM THE WEST 1/4 CORNER OF SECTION 35 A DISTANCE OF 2619.32 FT. BRNG S. 89 DEGREES 59' 48" EAST; THENCE 41.33 FT. BEARING S. 01 DEGREES 25' EAST; THENCE 192.83 FEET BRNG S. 89 DEGREES EAST TO THE NW CORNER OF THE SALE OF PROPERTY, THE POINT OF THE BEGINNING, FROM THIS NW CORNER BEARING S 89 DEGREES 15' EAST, 176.13 FT TO THE NE CORNER; THENCE BEARING S 8 DEGREES 37' WEST, 334.37 FEET TO THE SE CORN; THENCE BEARING N 69 DEGREES 52' WEST 223.01 FT. TO THE SW CORN; THENCE N 17 DEGREES 58' EAST, 269.40 THE NE CORNER THE POINT OF BEGINING, CONTAINING 1.3592 ACRES		35	2N	69E	

No Billing Information

Payment History					
Fiscal Year	Total Due	Total Paid	Amount Unpaid	Date Paid	
(2019 - 2020)	\$1,744.16	\$1,744.16	\$0.00	2/28/2020	
(2018 - 2019)	\$1,803.50	\$1,803.50	\$0.00	3/1/2019	
(2017 - 2018)	\$1,871.42	\$1,871.42	\$0.00	2/20/2018	

Show 21 More

No Personal Exemptions

Related Names	
OWNER	BOWMAN, JOHN D
Mailing Address	HC 74 BOX 184 PICOHE, NV 89043
Status	Current
Account	MH001267

Structure 1 of 1

Assessments

Taxable Value	Land	Building	Per. Property	Totals
Residential	14,960	39,117	0	104,077
Com / Ind.	0	0	52,640	52,640
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
<b>Total</b>	<b>14,960</b>	<b>39,117</b>	<b>52,640</b>	<b>156,717</b>

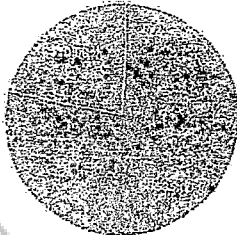
Assessed Value	Land	Building	Per. Property	Totals
Residential	5,236	31,191	0	36,427
Com / Ind.	0	0	18,424	18,424
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
<b>Total</b>	<b>5,236</b>	<b>31,191</b>	<b>18,424</b>	<b>54,851</b>

	New Land	New Const.	New P.P.	Omit Bldg
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Taxing Entities

Tax Entity	Tax Rate	Amount
Tax Entity Total		
TV District Assess	0.0000	\$0.00
Solid Waste Assess	0.0000	\$35.00
Special Assessment Total	0.0000	\$10.00
<b>Year Total</b>	<b>0.0000</b>	<b>\$45.00</b>



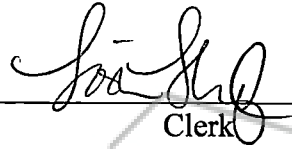
TV District Assess  
Solid Waste Assess

Sales History

Year	Document #	Document Type	Sale Date	Sold By	Sold To	Price
2003	119780		3/14/2003	MONTY & ANGELA SPARKS	JOHN BOWMAN	\$18,060
1997	108236		3/7/1997	ROBERT HAMBLIN	MONTY & ANGELA SPARKS	\$0

This document to which this certificate is attached is a full, true and correct copy of the original, on file and record in 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 25<sup>th</sup> day of September, 2020.

  
Clerk

Deputy Clerk

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**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 006-241-58
- 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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
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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 \$ 0

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Transfer to trust pursuant to court order

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 \_\_\_\_\_ Capacity: Grantor signatee

Signature \_\_\_\_\_ Capacity: Grantee signatee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Estate of John Bowman  
 Address: 6787 W. Tropicana Ave., Ste. 120A  
 City: Las Vegas  
 State: NV Zip: 89103

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

Print Name: Steven Bowman, Trustee  
 Address: HC 74 Box 263-2  
 City: Pioche  
 State: NV Zip: 89043

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_