

APN 013-042-36

APN 013-042-26

APN \_\_\_\_\_



OFFICIAL RECORD  
AMY ELMER, RECORDER

ORDER TO PROVE WILL AND SET ASIDE ESTATE WITHOUT ADMINISTRATION

**Title of Document**

**Affirmation Statement**

AK 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)

AK  
Signature

ATTORNEY  
Title

FRANKLIN J. KATSCHKE  
Print

1/20/2021  
Date

**Grantees address and mail tax statement:**

FAB PAVEL      MARY JEAN LUCHT  
5366 CHICA WAY      160 CEDAR VIEW  
LAS VEGAS, NV 89120      MALAD, ID 83252

FILED

2020 DEC 30 PM 3:30

LISA C. LLOYD  
LINCOLN COUNTY CLERK

1 Case No.: PR 0701220

2 Dept.:

3  
4 **IN THE SEVENTH JUDICIAL DISTRICT COURT**

5 **IN AND FOR THE COUNTY OF LINCOLN, STATE OF NEVADA**

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IN THE MATTER OF THE  
ESTATE OF:

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

LURA D. BESHEARS,  
Deceased.

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, that notice of the time and place of the hearing thereon has been duly given in the manner prescribed by law, that notices to creditors has been duly given, 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 executed a Will dated August 3, 2011.
2. That the Nevada Estate of ~~BEATRICE H. FULLERTON~~, Decedent, is hereby found to include:  
LURA D. BESHEARS

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

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

1    **A.    PARCEL 1:**  
2    **SITUATED IN THE NORTH HALF (N ½) OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE**  
3    **67 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:**  
4    **A PORTION OF LOT 43 OF HIGHLAND KNOLLS SUBDIVISION AS SHOWN ON THE**  
5    **OFFICIAL MAP THEREOF RECORDED AUGUST 9, 1972 IN THE OFFICE OF THE**  
6    **CONTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS, PAGE**  
7    **100 AS FILE NO. 51895, LINCOLN COUNTY NEVADA RECORDS DESCRIBED AS**  
8    **FOLLOWS:**  
9    **PARCEL 43B OF THAT CERTAIN PARCEL MAP RECORDED DECEMBER 5, 1995 IN**  
10   **THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, LINCOLN**  
11   **COUNTY, NEVADA IN BOOK A OF PLATS, PAGE 463 AS FILE NO. 104328, LINCOLN**  
12   **COUNTY, NEVADA RECORDS.**  
13   **APN: 013-042-36**  
14   **Estimated Value: \$38,739.00**  
15    **B.    PARCEL 2:**  
16    **LOT FIFTY-FOUR(54) IN THE HIGHLAND KNOLLS SUBDIVISION, LINCOLN COUNTY,**  
17    **NEVADA. BEING A SUBDIVISION OF THE N 1/2 OF SECTION 3, TOWNSHIP 3 SOUTH,**  
18    **RANGE 67 EAST, M.D.B.&M.**  
19    **APN: 013-042-26**  
20    **Estimated Value: \$7,470.00**  
21    **C.    2017 HYUNDAI SANTE FE VIN# 5NMZU3LBXHHO522323**  
22    **D.    CHECKING ACCOUNT ENDING IN 0782**  
23    **Estimated Value: Approximately \$5,000.00**  
24    3.    That this Order shall be used as the document transferring the title to said property; and that  
25    the whole of Decedent's Estate is hereby transferred, assigned and set aside to the Decedent's heirs in  
26    the following manner:  
27    MARY JEAN LUCHT ..... PARCEL 2 APN 013-042-26  
28    FABIOLA PAVEL ..... PARCEL 1 APN 013-042-36

1 FABIOLA PAVEL .....2017 HYUNDAI SANTA FE (as described above)  
2 FABIOLA PAVEL .....CHECKING ACCOUNT ENDING IN 0782

3 4. The heirs shall receive the above-mentioned property subject to all liens, encumbrances,  
4 mortgages, and security interests.

5 5. That said Estate shall not be further administered upon.

6 DATED this 30<sup>th</sup> day of December 2020.

  
DISTRICT COURT JUDGE

9 Prepared By:  
10 FRANKLIN J. KATSCHKE, Esq.  
11 Nevada Bar No. 13516  
12 P.O. Box 703  
13 Caliente, NV 89008  
14 (775) 726-3162  
15 office@katschkelaw.com  
16 Attorney for Petitioner

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

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This document is a true and correct copy of the original, on file in the County Clerk's Office, Placer, Nevada. I have personally seen and affixed the seal of the Nevada Judicial District Court, the County of Placer, Nevada, on this day of \_\_\_\_\_

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, 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**  
20 day of January, 2021  
Amanda Brown  
**Clerk/Deputy Clerk**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 013-042-36
- 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

\$ 110,683.00

Deed in Lieu of Foreclosure Only (value of property) ( 0 )

Transfer Tax Value: \$ 110,683.00

Real Property Transfer Tax Due \$ 432.90

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section N/A
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 FOR GRANTEE GRANTOR

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: LURA BESHEARS  
Address: PO BOX 703  
City: CALIENTE  
State: NV Zip: 89008

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

Print Name: FABIOLA PAVEL  
Address: 5366 CHICA WAY  
City: LAS VEGAS  
State: NV Zip: 89120

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

Print Name: FRANKLIN KATSCUKE Escrow #: \_\_\_\_\_  
Address: PO BOX 703  
City: CALIENTE State: NV Zip: 89008

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 013-042-26
- 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

\$ 21,343.00

Deed in Lieu of Foreclosure Only (value of property) ( 0 )

Transfer Tax Value: \$ 21,343.00

Real Property Transfer Tax Due \$ 83.85

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section N/A
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 FOR GRANTOR

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: LURA D BESWEDES  
 Address: PO BOX 703  
 City: CALENTE  
 State: NV Zip: 89008

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

Print Name: MARY JEAN LUCHT  
 Address: 160 CEDAR VIEW  
 City: MALAD  
 State: ID Zip: 83252

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

Print Name: FRANKLIN KATSCHKE Escrow #: \_\_\_\_\_  
 Address: PO BOX 703  
 City: CALENTE State: NV Zip: 89008