RECORDING COVER PAGE

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APN# 001-193-14

(11 digit Assessor's Parcel Number may be obtained at: http://redrock.co.clark.nv.us/assrrealprop/ownr.aspx)

LINCOLN COUNTY, NV \$37.00

2021-159519

RPTT:\$0.00 Rec:\$37.00

01/26/2021 08:57 AM

BARNEY MCKENNA & OLMSTEAD, P.C. Pgs=5 KE

OFFICIAL RECORD

AMY ELMER, RECORDER

E03

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:

Barney McKenna & Olmstead, P.C.

RETURN TO: Name_Barney McKenna & Olmstead, P.C.

Address 590 W. Mesquite Blvd., Suite 202A

City/State/Zip_Mesquite, NV 89027

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

Name John C. Dubovick

Address P.O. Box 630

City/State/Zip_Pioche, NV 89043

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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6 7		,
	1	ORD FILED
	1	BARNEY MCKENNA & OLMSTEAD P.C
	2	JEFFERY J. MCKENNA, Nevada Bar No. 6058 ADAM K. ANDERSON, Nevada Bar No. 14342
	3	590 W. Mesquite Blvd., Suite 202A
	4	Mesquite, NV 89027 Telephone: (702) 346-3100 LINCOLN COUNTY CLERK
	5	Facsimile: (702) 345-4683 Email: jeff@bmo.law
		Attorneys for Petitioner
	6	SEVENTH JUDICIAL DISTRICT COURT
	7	LINCOLN COUNTY, NEVADA
	8	BANCOLIN COSIT TANDA
	9	IN THE MATTER OF THE ESTATE OF Case No. # PK 1101870
	10	LINDA L. DUBOVICK a/k/a LINDA Dept. No.
	11	LEE DUBOVICK
	12	Deceased.
	13	ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION
	l	The Court, having considered the Petition to Set Aside Estate Without Administration filed
	14	by Petitioner JOHN C. DUBOVICK, having conducted a hearing on the Petition, and finding good
	15	cause shown, hereby finds:
	16	
	17	1. Notice has been properly given pursuant to section 155.010 of the Nevada Revised
	18	Statutes.
	19	2. The Decedent held a 50% interest in the following real property:
	20	a. Real property located at
/ /	21	599 Free Road Pioche, Nevada 89043
		APN # 001-193-14
	22	3. The assessed value of the property is approximately \$95,260.50.
()	23	4. Pursuant to the laws of the State of Nevada, the person entitled to receive the
/ /	24	Decedent's 50% interest in the real property is JOHN C. DUBOVICK as the surviving spouse of
1	25	the Decedent.
1	26	
	27	
	28	
	- 1	

- 5. Other than the current mortgage in the approximate amount of \$35,000.00 (based on the current total mortgage amount of \$70,000.00 for the real property), there are no liens or encumbrances of record on the above property at the time of Decedent's death so far as known to Petitioner, and Decedent has no other debts as of the date of this petition.
- 6. The estimated value of the estate of Decedent at the time of Decedent's death is less than \$100,000.00.

WHEREFORE, the Court orders as follows:

- A. The Estate of Linda L. Dubovick a/k/a Linda Lee Dubovick is set aside without administration to JOHN C. DUBOVICK, as the surviving spouse of the Decedent.
- B. The Decedent's 50% interest in the real property described as 599 Free Road, Pioche, NV 89043, APN #001-193-14, and more particularly described as:

Parcel No. Nine (9) as shown on the Parcel Map of John and Patsy Franks, which was recorded in Book 1-A of Plats at Page 262 in the Office of the County Recorder of Lincoln County, Nevada, said parcel being a portion of the Southwest Quarter (SW ¼) of Section 15, TIN., R67E, MDB&M, and situate in the Town of Pioche, Lincoln County, Nevada.

is hereby conveyed to JOHN C. DUBOVICK.

C. Petitioner shall record this Order with the Office of the Recorder for Lincoln County, Nevada, and, upon recording, this Order shall be conclusive proof of the transfer of the Decedent's 50% interest in the property to JOHN C. DUBOVICK.

DATED: DECEMBER \$2020.

SEVENTH JUDICIAL DISTRICT COURT

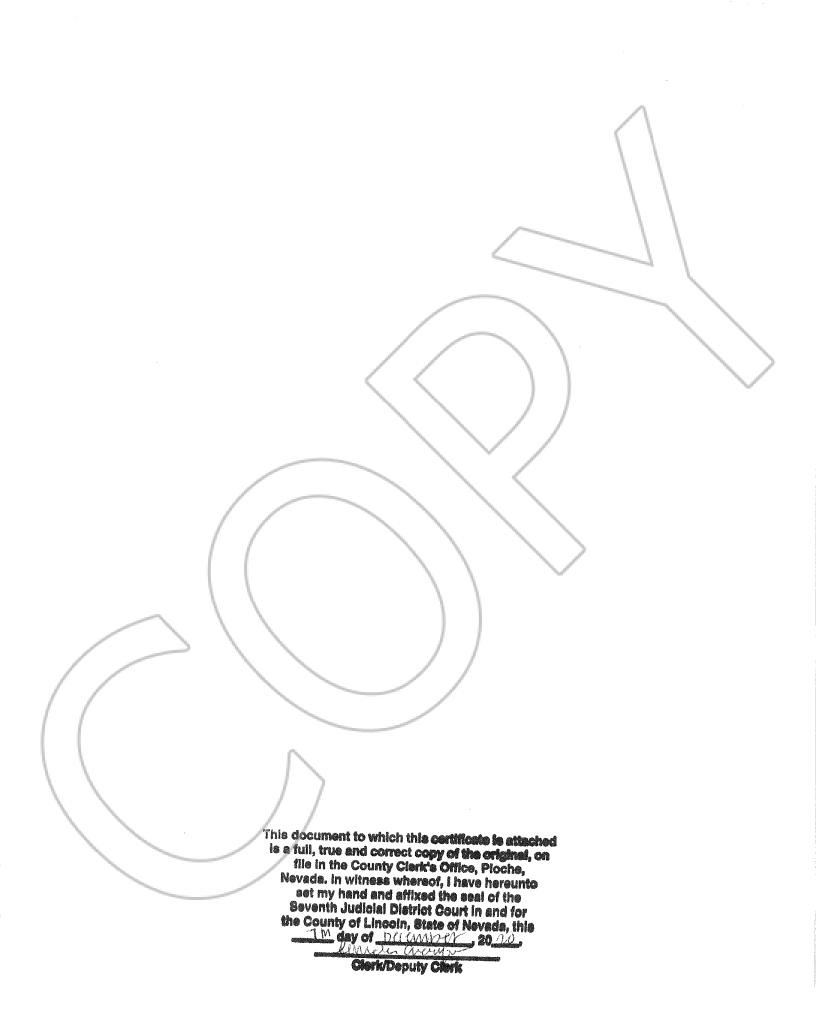
DISTRICT COURT JUDGE

Respectfully submitted the correct copy of control ships and correct copy of county Clark's Office.

Respectfully submitted the county Clark's Office.

It is in the County Clark's Office of the county of Lincoln, Esq. as a live of District County of Lincoln, Esq. as a live of Lincoln, Esq.

Clark/Penary Clark



STATE OF NEVADA DECLARATION OF VALUE

Assessor Parcel Number(s)	
a. 001-193-14	\ \
b.	\ \
C.	\ \
d.	\ \
2. Type of Property:	\ \
a. Vacant Land b. X Single Fam. Res.	FOR RECORDERS OPTIONAL USE ONLY
c. Condo/Twnhse d. 2-4 Plex	Book Page:
e. Apt. Bldg f. Comm'l/Ind'l	Date of Recording:
	Notes:
g. Agricultural h. Mobile Home Other	Notes.
3.a. Total Value/Sales Price of Property	e /
• •	5
b. Deed in Lieu of Foreclosure Only (value of proper c. Transfer Tax Value:	ty ()
	<u>D</u>
d. Real Property Transfer Tax Due	3
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090, Sec	etion 3
b. Explain Reason for Exemption: Transfer pursua	in to Court Order, John C. Dubovick is the
devisee of said property.	
5. Partial Interest: Percentage being transferred.	
The undersigned declares and acknowledges, under per	halty of perjury, pursuant to NRS 375.060
and NRS 375.110, that the information provided is con	
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 th	e tax due plus interest at 1% per month. Pursuant
to NRS 375.030, the Buyer and Seller shall be jointly a	and severally liable for any additional amount owed.
Signature Randi Clark	- \. I\
Signature	_ Capacity: Legal Assistant
Signature	_ Capacity:
ODE UNIVERSE	
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: Linda Dubovick (deceased)	Print Name: John C. Dubovick
Address: P.O. Box 630	Address: P.O. Box 630
City: Pioche	City: Pioche
State: NV Zip: 89043	State: NV Zip: 89043
COMPANY	
COMPANY/PERSON REQUESTING RECORDIN	
Print Name: Barney McKenna & Olmstead, P.C.	Escrow #
Address: 590 W. Mesquite Blvd., Suite 202A	
City: Mesquite	State: NV Zip: 89027