



OFFICIAL RECORD
AMY ELMER, RECORDER

E05

APN 003-172-03

APN _____

APN _____

ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION

Title of Document

Affirmation Statement

ARB 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)

April R. Bradshaw ATTORNEY FOR GRANTEES
Signature Title

APRIL R. BRADSHAW
Print

2.22.2021

Date

Grantees address and mail tax statement:

JENNIFER LYNN SCHMEITZER
214 ROLLING ROCK CREEK DR.
WENTZVILLE, MO 63385

FILED

1 Case No.: PR 0100121

2 Dept. No.:

2021 FEB 12 PM 3:52

LISA C. LLOYD
LINCOLN COUNTY CLERK

ll
DEPUTY

7 SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

8 IN AND FOR THE COUNTY OF LINCOLN

9 *****

10 IN THE MATTER OF THE
11 ESTATE OF:

12 MARY KATHERINE FERGUSON,

13 Deceased.

14 } ORDER TO SET ASIDE ESTATE
15 } WITHOUT ADMINISTRATION

16 It appearing to the satisfaction of the Court that a Petition to Set Aside Estate Without
17 Administration of MARY KATHERINE FERGUSON, Deceased, has been filed, and that notice
18 of the time and place of the hearing thereon has been duly given in the manner prescribed by
19 law, and that no one has objected or presented any reason why said Petition should not be
20 granted.

21 The Court finds that the gross value of the Nevada Estate of the Decedent, after deducting
22 any encumbrances, does not exceed \$100,000.00, and this is a proper case for the whole of the
23 Estate to be set aside pursuant to NRS 146.070(1) or pursuant to the laws of intestate succession
and NRS 134.

24 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the Nevada Estate of
25 MARY KATHERINE FERGUSON, Deceased, is hereby found to include:

- 26 1. Real property located at 112 Rowan Drive, Caliente, Nevada

27 Assessor's Parcel No. 003-172-03

28 Legal Description:

BRADSHAW LAW GROUP, LLC
P.O. Box 282 • Caliente, Nevada 89008
Telephone: 775-726-3057 • Fax: 775-726-3058

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P.O. Box 282 • Caliente, Nevada 89008
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LOT TWELVE (12) OF THE ROWAN SUBDIVISION TO THE CITY OF CALIENTE, COUNTY OF LINCOLN, STATE OF NEVADA, AS SAID LOT IS DELINEATED UPON THE PLAT OF SAID ROWAN SUBDIVISION TO THE CITY OF CALIENTE ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, STATE OF NEVADA.

The estimated gross value of the above-referenced real property is approximately \$20,000.00.

2. Other miscellaneous household furnishings with little to no value.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that this Order shall be used as the document transferring the title to said property; and that the Decedent's estate is hereby transferred, assigned, and set aside in the following manner:

1/4 to Decedent's son, Christopher Penwell;

1/4 to Decedent's son, David Penwell;

1/4 to Decedent's daughter, Jennifer Lynn Schmeltzer; and

1/4 to Decedent's daughter, Elizabeth Ferguson.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that reasonable attorney's fees and costs in the amount of \$837.00 be paid to April R. Bradshaw, Esq. of Bradshaw Law Group from the first proceeds of the estate pursuant to NRS 150.0605.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the Petitioner, Jennifer Schmeltzer shall be reimbursed from the proceeds of the estate for funeral and estate expenses.

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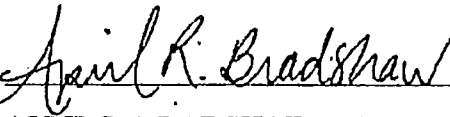
1 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that this Estate shall not
2 be further administered upon.

3 DATED this 12th day of February, 2021.

4
5 
6 DISTRICT COURT JUDGE

7 Respectfully submitted by:

8 BRADSHAW LAW GROUP

9
10 

11 APRIL R. BRADSHAW, ESQ.
12 Nevada Bar No. 11963
13 100 Depot Avenue, Room 12
14 P.O. Box 282
15 Caliente, Nevada 89008
16 Phone: (775) 726-3057
17 Fax: (775) 726-3058
18 april@bradshawlawgroup.net
19 *Attorney for Petitioner, Jennifer Schmeltzer*

BRADSHAW LAW GROUP, LLC
P.O. Box 282 • Caliente, Nevada 89008
Telephone: 775-726-3057 • Fax: 775-726-3058

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 003-172-03
 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 \$ _____
 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: Order Setting Aside Estate Without Administration
Estate of a mother transferring property to her four children

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 April R. Bradshaw Capacity: Attorney for Grantees

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Seventh Judicial District Cour
 Address: P.O. Box 90
 City: Pioche
 State: Nevada Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Christopher Penwell
 Address: 696 Moss Farm Road
 City: Cheshire
 State: CT Zip: 06410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: April R. Bradshaw, Esq. Escrow # _____
 Address: P.O. Box 282
 City: Caliente State: Nevada Zip: 89008

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Additional Grantees:

David Penwell
917 Rowe Lane
O'Fallon, IL 62269

Jennifer Lynn Schmeltzer
214 Rolling Rock Creek Dr.
Wentzville, MO 63385

Elizabeth Ferguson
P.O. Box 751
Dubois, WY 82513

