

LINCOLN COUNTY, NV

2021-160845

\$37.00

RPTT:\$0.00 Rec:\$37.00

07/19/2021 09:46 AM

BARNEY MCKENNA & OLMSTEAD, P.C.

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OFFICIAL RECORD

AMY ELMER, RECORDER

E03

APN: 003-131-03


ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION

TRANSFER TAX EXEMPTION PER NRS 375.090, #3
Title of Document

Affirmation Statement

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)

 _____
Signature Title Legal Assistant

Tere Shake
Print

7/19/2021
Date

Grantees address and mail tax statement:

Jane Pete-Kasik
3243 S. Sandstone Drive
Hurricane, Utah 84737

1 ORD
 2 BARNEY MCKENNA & OLMSTEAD, P.C.
 3 JEFFERY J. MCKENNA, Nevada Bar No. 6058
 4 ADAM K. ANDERSON, Nevada Bar No. 14342
 5 590 W. Mesquite Blvd., Suite 202A
 6 Mesquite, NV 89027
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 9 Email: jeff@bmo.law
 10 Attorneys for Petitioner

FILED
 2021 JUN 25 AM 9:47
 LISA CHILDS
 LINCOLN COUNTY CLERK
 W

SEVENTH JUDICIAL DISTRICT COURT
 LINCOLN COUNTY, NEVADA

IN THE MATTER OF THE ESTATE OF
DAN ALLEN PILCHARD a/k/a
DANNY A. PILCHARD a/k/a DAN A.
PILCHARD
 Deceased.

Case No. PR 0500621
 Dept. No. _____

ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION

The Court, having considered the Petition to Set Aside Estate Without Administration filed by Petitioner JANE PETE-KASIK, having conducted a hearing on the Petition, and finding good cause shown, hereby finds:

1. Notice has been properly given pursuant to section 155.010 of the Nevada Revised Statutes.
2. The Decedent held interest in real and personal property:

Description	Estimated Gross Value	Less Encumbrance	Estimated Net Value
Real Property:			
a. Personal Residence located at 1010 Lincoln Street, Caliente, Nevada 89008 APN:	\$28,152.00	\$-0-	\$28,152.00
Personal Property:			
a. 2011 Ford F250 VIN: 1FTBF2BEA91085	\$30,858.00	\$-0-	\$30,858.00
b. Suzuki OHV VIN: 5SAAR41A787110655	\$4,000.00	\$-0-	\$4,000.00

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c. Utility Trailer	\$200.00	\$-0-	\$200.00
d. 1989 Fleetwood Mobile Home Serial No: CAFLJ08A11292BM	\$10,000.00	\$-0-	\$10,000.00
TOTAL:	\$73,210.00	\$-0-	\$73,210.00

3. The assessed value of the property is approximately \$73,210.00.

4. Pursuant to the laws of the State of Nevada, the person entitled to receive the Decedent's interest in the real and personal property is JANE PETE-KASIK as the sister and only surviving heir of the Decedent.

5. 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 Dan Allen Pilchard a/k/a Danny A. Pilchard a/k/a Dan A. Pilchard is set aside without administration to JANE PETE-KASIK, as the surviving spouse of the Decedent.

B. The Decedent's interest in the real property described as 1010 Lincoln Street, Caliente, Nevada 89008, APN #003-131-03 and more particularly described as:

All of Lot Numbered Twenty-one (21) in Block "A" of the James H. Gottfredson Addition to the City of Caliente, as said Lot and Block are shown on the official plat of said addition, now on file and of record in the office of the County Recorder of said Lincoln county, and to which plat and the records thereof reference is hereby made for further particular description.

and Decedent's interest in the personal property described as:

- 2011 Ford F250, VIN: 1FTBF2BEA91085
- Suzuki OHV, VIN: 5SAAR41A787110655
- Utility Trailer
- 1989 Fleetwood Mobile Home, Serial No: CAFLJ08A11292BM

is hereby conveyed to JANE PETE-KASIK.

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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 interest in the real (and personal) property to JANE PETE-KASIK.

DATED: JUNE 25, 2021.

SEVENTH JUDICIAL DISTRICT COURT

s/ Steven L. Poprescu
DISTRICT COURT JUDGE

Respectfully submitted by:


Jeffery J. McKenna, Esq.
Attorneys for Petitioner

NOTICE OF COURT ORDER
The Court has entered the following order:
[Illegible text]
[Illegible text]
[Illegible text]
[Illegible text]

COPY

This document to which this certificate is attached
is a full, true and correct copy of the original, as
file in the County Clerk's Office, Lincoln,
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 day of JUNE, 2021.
Sharon A. Chausse
Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 003-131-03
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ _____

- 4. If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Transfer pursuant to court order of which Jane Pete-Kasik is the devisee of real property
 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 Legal Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Dan Allen Pilchard (Deceased)
 Address: 1010 Lincoln Street
 City: Caliente
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Jane Pete-Kasik
 Address: 3243 S. Sandstone Drive
 City: Hurricane
 State: Utah Zip: 84737

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Jeffery J. McKenna Escrow #: _____
 Address: 43 S. 100 E. Suite 300
 City: St. George State: UT Zip: 84770