

LINCOLN COUNTY, NV **2021-161720**  
\$37.00  
RPTT:\$0.00 Rec:\$37.00 **11/29/2021 03:47 PM**  
BARNEY MCKENNA & OLMSTEAD, P.C. Pgs=4 AE  
**OFFICIAL RECORD**  
AMY ELMER, RECORDER E05

**RECORDING COVER PAGE**

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

**APN#** 001-192-30

(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 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** Adam K. Anderson

**Address** 590 W. Mesquite Blvd., Suite 202A

**City/State/Zip** Mesquite, NV 89027

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

**Name** Curtis Garcia

**Address** PO Box 162

**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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ORD  
BARNEY MCKENNA & OLMSTEAD, P.C.  
ADAM K. ANDERSON, Nevada Bar No. 14342  
590 W. Mesquite Blvd., Suite 202A  
Mesquite, NV 89027  
Telephone: (702) 346-3100  
Facsimile: (702) 345-4683  
Email: adam@bmo.law  
Attorneys for Petitioner

**FILED**  
2021 NOV 12 PM 1:19  
LISA C. LLOYD  
LINCOLN COUNTY CLERK  
NEVADA

SEVENTH JUDICIAL DISTRICT COURT  
LINCOLN COUNTY, NEVADA

IN THE MATTER OF THE ESTATE OF  
**HILDA BOBBETTE KIMBER**  
Deceased.

Case No. -PR 1001121

**ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION**

The Court, having considered the Petition to Set Aside Estate without Administration filed by Petitioner HALEY LYNN GARCIA 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 property located at 780 Free Road, Pioche, Nevada 89043 (APN: 001-192-30), with an approximate gross value of \$302,000.00.
3. One encumbrance of record existed on the above property at the time of decedent's death, so far as known to Petitioner. The encumbrance is through Lakeview Mortgage, and, at this time, has an outstanding balance of \$296,939.51.
4. The estimated value of the estate of Decedent at the time of Decedent's death is less than \$100,000.00.
5. Pursuant to the Decedent's will dated July 29, 2021, the persons entitled to receive the decedent's interest in the above-described property are CURTIS DEAN GARCIA and VIRGINIA FAITH MARTIN.

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WHEREFORE, the Court orders as follows:

A. The Estate of Hilda Bobbette Kimber is set aside without administration to CURTIS DEAN GARCIA and VIRGINIA FAITH MARTIN, to be distributed as set forth in the decedent's will dated July 29, 2021.

B. The Decedent's interest in the real property, which is located at 780 Free Road, Pioche, Nevada 89043 (APN: 001-192-30), with an approximate net value of \$5,260.49, is hereby conveyed to CURTIS DEAN GARCIA and VIRGINIA FAITH MARTIN and shall be distributed as set forth in the decedent's will dated July 29, 2021.

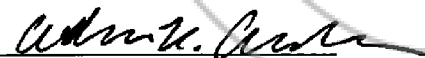
C. Petitioner shall record this Order with the Office of the Recorder for Lincoln County, Nevada, and, upon recording, this Order shall be conclusive proof of the transfer of the Decedent's interest in the property to CURTIS DEAN GARCIA and VIRGINIA FAITH MARTIN.

DATED: NOVEMBER 12, 2021.

SEVENTH JUDICIAL DISTRICT COURT

  
DISTRICT COURT JUDGE

Respectfully submitted by:

  
Adam K. Anderson, Esq.  
Attorneys for Petitioner

RECORDED  
NOV 12 2021  
CLERK OF DISTRICT COURT  
LINCOLN COUNTY, NEVADA

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

22<sup>nd</sup> day of November, 2021.

*[Signature]*  
Clerk/Deputy Clerk

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 001-192-30  
 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 \$ \_\_\_\_\_

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: Transfer from Parent to 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 C. Beuchon Capacity: Legal Assistant

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

**SELLER (GRANTOR) INFORMATION**

Print Name: Hilda Bobbette Kimber  
Address: 780 Free Road  
City: Pioche  
State: NV                      Zip: 89043

**BUYER (GRANTEE) INFORMATION**

Curtis Dean Garica and  
Print Name: Virginia Faith Martin  
Address: PO Box 162  
City: Pioche  
State: NV                      Zip: 89043

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

Print Name: Barney, McKenna & Olmstead PC      Escrow # \_\_\_\_\_  
Address: 590 W Mesquite Blvd, Ste 202A  
City: Mesquite    State: \_\_\_\_\_      Zip: \_\_\_\_\_