

APN 004-132-02

APN _____

APN _____



OFFICIAL RECORD
AMY ELMER, RECORDER

ORDER SETTING ASIOE ESTATE WITHOUT ADMINISTRATION

Title of Document

Affirmation Statement

JK 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)

[Handwritten Signature]
Signature

ATTORNEY
Title

FRANKLIN J. KATSCHKE
Print

2/25/22
Date

Grantees address and mail tax statement:

KATSCHKE MIKE STRONG
PO BOX 200 315
ALAMO, NV 89001

FILED

2022 FEB 11 AM 9:29

LISA C. LLOYD
LINCOLN COUNTY CLERK

DEPUTY

IN THE SEVENTH JUDICIAL DISTRICT COURT

IN AND FOR THE COUNTY OF LINCOLN, STATE OF NEVADA

IN THE MATTER OF THE
ESTATE OF:

SHAWN L. CHEENEY,
Deceased.

ORDER SETTING ASIDE ESTATE
WITHOUT ADMINISTRATION

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

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, and that notice of the time and place of the hearing thereon has been duly given in the manner prescribed by law, 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 is not believed to have executed any will.
2. That the Nevada Estate of SHAWN L. CHEENEY, Decedent, is hereby found to include:

Legal Description: Lincoln County, Nevada Assessor's Parcel Number 004-132-02

1 **Lot 17 of ALAMO SOUTH SUBDIVISION TRACT NO. 1, as shown on that certain**
2 **final plat filed for record in the Office of the Lincoln County Recorder on the 13th day of**
3 **January, 1977, in Book A-1 of Plats, page 124, assigned No. 59020**

4 **EXCEPTING AND RESERVING all mines of gold, silver, copper, lead, cinnabar and**
5 **other valuable minerals which may exist in the said tract as reserved in the land patent recorded**
6 **April 9, 1927, in Book C-1 of Deeds, page 296 as file No. 3965, Lincoln County, Nevada records.**

7 **Commonly known as: 364 Danielle Lane, Alamo, NV 89001**

8 **Estimated Value: \$50,163.00**

9 3. That this Order shall be used as the document transferring the title to said property; and that the
10 whole of Decedent's Estate is hereby transferred, assigned and set aside to the Decedent's brother,
11 Michael Strong.

12 4. That said Estate shall not be further administered upon.

13 **DATED this 11th day of February 2022.**

14 
15 _____
16 **DISTRICT COURT JUDGE**

17
18 **Prepared By:**
19 **FRANKLIN J. KATSCHKE, Esq.**
20 **Nevada Bar No. 13516**
21 **P.O. Box 703**
22 **Caliente, NV 89008**
23 **(775) 726-3162**
24 **office@katschkelaw.com**
25 **Attorney for Petitioner**

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

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 5 day of February, 2022.
Shirley A. Anderson
Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 004-132-62
- 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

\$ 50,163.⁰⁰
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 50,163.⁰⁰
 Real Property Transfer Tax Due \$ 196.95

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: SHAWN L. CNEVEY (DECEASED)
 Address: PO BOX 315
 City: ALAMO
 State: NV Zip: 89001

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: MICHAEL STRONG
 Address: PO BOX 315
 City: ALAMO
 State: NV Zip: 89001

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

Print Name: KATSCHKE LAW LLC
 Address: PO BOX 703
 City: CALIENTE

Escrow #: _____
 State: NV Zip: 89008