

APN: 002-073-03

LINCOLN COUNTY, NV 2022-162211
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KATSCHKE LAW, LLC Pgs=5 KC



OFFICIAL RECORD E05
AMY ELMER, RECORDER

ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION

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: _____

Franklin James Katschke ATTORNEY
Signature Title

Franklin James Katschke
Print

4/15/22
Date

Grantee(s) address and mail tax statements to:

Julie Serneck
1594 Country Club Way
Bullhead City, AZ 86442

FILED

2022 APR -8 AM 9:21

LISA C. LLOYD
LINCOLN COUNTY CLERK

1 Case No.: PR 1201321

2 Dept.:

3
4 **IN THE SEVENTH JUDICIAL DISTRICT COURT**

5 **IN AND FOR THE COUNTY OF LINCOLN, STATE OF NEVADA**

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IN THE MATTER OF THE
ESTATE OF:

RANDOLPH SERNECK,
Deceased.

**ORDER TO
SET ASIDE ESTATE WITHOUT
ADMINISTRATION**

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 believed to not have executed a will.
2. That the Nevada Estate of RANDOLPH SERNECK, Decedent, is hereby found to include:

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

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

1 1340 Ernst St., Panaca, NV 89042

2 APN: 002-073-03

3 **Legal Description:**

4 **LONE ONE HUNDRED TWENTY-SEVEN (127) OF SUND GOLD MANOR ADDITION**
5 **TO THE TOWN OF PANACA, ACCORDING TO THE PLAT OF RECORD IN BOOK "A",**
6 **OF PLATS, PAGE 101 LINCOLN COUNTY NEVADA RECORD.**

7 (Legal Description previously appears in a Grant, Bargain and Sale Deed recorded on June 6, 2006 as
8 Document # 126628).

9 3. That ERIC SERNECK, son of Decedent, and heir of RANDOLPH SERNECK could not be
10 located. And that due diligence was exercised to locate ERIC SERNECK. ERIC SERNECK's failure
11 to be located and respond to the Petition results in his forfeiture of any interest in the Estate.

12 4. That this Order shall be used as the document transferring the title to said property; and that the
13 whole of Decedent's Estate is hereby transferred, assigned and set aside to the following individual:

14 A. JULIE SERNECK, daughter of Decedent, whose current address is 1594 Country Club Way,
15 Bullhead, AZ 86442

16 5. That said Estate shall not be further administered upon.

17 DATED this 8th day of April 2022

18 
19 _____
20 DISTRICT COURT JUDGE

21 Prepared By:
22 FRANKLIN J. KATSCHKE, Esq.
23 Nevada Bar No. 13516
24 P.O. Box 703
25 Caliente, NV 89008
26 (775) 726-3162
27 office@katschkelaw.com
28 *Attorney for Petitioner, Julie Serneck*

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 Ninth Judicial District Court in and for the County of Lincoln, State of Nevada, this 10 day of April, 2012.
[Signature]
Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 002-073-03
 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 \$ 38,734.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Grantee is the daughter of Grantor

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: Attorney for Grantee
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED) ^{THE ESTATE OF} RANDOLPH SERNECK
 Print Name: Seventh Judicial District Court
 Address: 1594 Country Club Way
 City: Bullhead City
 State: Arizona Zip: 86442

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Debra Anton-Mosser JULIE SERNECK
 Address: 1594 Country Club Way
 City: Bullhead City
 State: Arizona Zip: 86442

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Katschke Law, LLC Escrow # _____
 Address: 820 N. Spring St. Suite A - 703
 City: Caliente State: Nevada Zip: 89008