

APN: 004-162-04



OFFICIAL RECORD
AMY ELMER, RECORDER

ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION

Title of Document

Affirmation Statement

 K 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: _____

 [Signature]
Signature

 ATTORNEY
Title

 FRANKLIN J. KATSCHKE
Print

 7/14/22
Date

Grantee(s) address and mail tax statements to:

Irene Spotten Burdick-James
1109 NE WY 2
Windsor, MO 65360

FILED

1 Case No.: PR 0300622

2022 JUL -8 PM 2:13

2 Dept.:

LISA C. LLOYD
LINCOLN COUNTY CLERK

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

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

6 *****

8 IN THE MATTER OF THE)

9 ESTATE OF:)

11 DONALD B. SPOTTEN,)

12 Deceased.)

ORDER TO
SET ASIDE ESTATE WITHOUT
ADMINISTRATION

14 _____)
15 It appearing to the satisfaction of the Court that a Petition to Prove Will and Set Aside

16 The Estate Without Administration of the above-named Decedent has been filed, and that notice of the
17 time and place of the hearing thereon has been duly given in the manner prescribed by law, and that
18 no one has objected or presented any reason why said Petition should not be granted.

19 The Court finds that the gross value of the Nevada Estate of the Decedent, after deducting
20 any encumbrances, does not exceed One Hundred Thousand Dollars (\$100,000.00), and this is a
21 proper case for the whole of the Estate to be set aside, pursuant to the Last Will and Testament of
22 the Decedent and NRS 146.070(1) or pursuant to NRS 146.020(2).

23 **IT IS HEREBY ORDERED, ADJUDICATED AND DECREED:**

- 24 1. That the Decedent is believed to not have executed a will.
25 2. That the Nevada Estate of DONALD B. SPOTTEN, Decedent, is hereby found to include:

26 ////

27 ////

28 ////

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

1 227 Paradise Rd, Alamo, NV 89001

2 APN: 004-162-04

3 **Legal Description:**

4 **LOT NO. 4 OF PHASE 1 OF THE ALAMO WEST SUBDIVISION, LOCATED IN THE**
5 **N1/2 NW1/4 NW/14, SECTION 8, TOWNSHIP 7 SOUTH, RANGE 67 EAST, MDB&M, AS**
6 **RECORDED IN PLAT A, PAGE 270, OF OFFICIAL RECORDS OF LINCOLN COUNTY,**
7 **NEVADA, ON MARCH 9, 1987.**

8 **EXCEPTING THEREFROM ALL MINERAL DEPOSITS IN THE LAND SO PATENTED**
9 **AS RESERVED BY UNITED STATES OF AMERICA IN PATEN RECORDED MARCH 11,**
10 **1986, IN BOOK 70, PAGE 25, OFFICIAL RECORDS, LINCOLN COUNTY, NEVADA.**

11 (Legal Description previously appears in a Grant, Bargain and Sale Deed recorded on June 3, 1997 as
12 Document # 109057).

13 And, Key Bank Account ending in [REDACTED] with an approximate value of \$50,000.00

14 3. That all potential heirs of the Estate of DONALD B. SPOTTEN have signed a disclaimer of
15 interest to the entirety of this Estate in favor of IRENE SPOTTEN BURDICK-JAMES, the Petitioner
16 in this matter.

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

19 A. IRENE SPOTTEN BURDICK JAMES, daughter-in-law of Decedent, whose current address is
20 1109 NE HWY 2, Windsor, MO 65360.

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

22 DATED this 8th day of July 2022

23 
24 _____
25 DISTRICT COURT JUDGE

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

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, Pöche, 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

14 day of JULY, 2022
Amanda Cery
Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 004-162-04
- 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

\$ 20,291.00

b. Deed in Lieu of Foreclosure Only (value of property (_____))

c. Transfer Tax Value: \$ _____

d. Real Property Transfer Tax Due \$ 79.95

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: _____ %

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)

Print Name: Donald B. Spotten
Address: PO Box 703
City: Caliente
State: Nevada Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Irene Spotten Burdick-James
Address: 1109 NE Hwy 2
City: Windsor
State: Missouri Zip: 65360

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

Print Name: Katschke Law, LLC
Address: 820 N. Spring St. Suite A - 703
City: Caliente

Escrow # _____
State: Nevada Zip: 89008