

LINCOLN COUNTY, NV

2022-162798

\$37.00

RPTT:\$0.00 Rec:\$37.00

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FIRST AMERICAN TITLE INSURANCE COMPANY

Page 3 of 3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E03

A.P.N.: 009-012-35

File No: 13896-2651445

Recording Requested by:
First American Title Insurance Company

When Recorded Mail To:
Lynn P. Sosa and Susan P Nissman
4807 Glenalbyn Drive
Los Angeles, CA 90065

Order Setting Aside Estate Without Administration

This page added to provide additional information required by NRS 111.312 Section 1-2

This cover page must be typed or printed clearly in black ink only.

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1 Case No. PR0e01022

2022 JUL -8 PM 2:17

2 Dept. No.

LISA C. LLOYD
LINCOLN COUNTY CLERK
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DEPUTY

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6 **IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
7 **IN AND FOR THE COUNTY OF LINCOLN**

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9
10 **IN THE MATTER OF THE ESTATE**

11 **OF**

12 **MARIE EILEEN PICKFORD,**

13 **Deceased.**

ORDER
SETTING ASIDE ESTATE
WITHOUT ADMINISTRATION

KIRSTY E. PICKERING
ATTORNEY AT LAW
457 5TH STREET
ELY, NEVADA 89301
TELEPHONE (775) 289-3333

14
15 It appearing to the satisfaction of the Court that a verified Petition to set aside the Nevada
16 Estate of the above-named Decedent without administration has been filed, and that notice of the
17 time and place of the hearing thereon has been duly given in the manner required 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 does not exceed
20 One Hundred Thousand (\$100,000.00) dollars, and that Decedent left no debts in the State of
21 Nevada nor debts anywhere that need to be satisfied out of the property of Decedent situate in the
22 State of Nevada; and that this is a proper case for the whole of the Estate to be set aside to
23 Decedent's Heir pursuant to the laws of intestacy, and that the property will pass to PATRICK W.
24 PICKFORD spouse of MARIE EILEEN PICKFORD as the sole heir of decedent; however,
25 PATRICK W. PICKFORD has waived any interest in said property and consents to LYNN P.
26 SOSA and SUSAN P. NISSMAN receiving equal shares of 100% of decedent's share in said
27 property.
28

KIRSTY E. PICKERING
ATTORNEY AT LAW
A PROFESSIONAL CORPORATION
333 MURRY STREET
ELY, NEVADA 89301
TELEPHONE (775) 289-3333

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IT IS HEREBY ORDERED, ADJUDGED AND DECREED by the Court that the whole of the Nevada Estate of said MARIE EILEEN PICKFORD, deceased, be, and the same is hereby assigned and set aside LYNN P. SOSA and SUSAN P. NISSMAN receiving equal shares of 100% of decedent's share:

Decedent's real property located in the County of Lincoln, state of Nevada is as follows:

APN 009-012-35

- a. Four (4) patented lode mining claims known as Kathleen no one (1), Kathleen extension no one (1), Mountain View and Mountain View no three (3) located in the Freiburg mining district, Lincoln County, Nevada

TOGETHER WITH any and all other assets of said Estate now known or hereafter discovered in the State of Nevada.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that said Estate not be further administered upon.

DATED this 3rd day of July 2022.



District Court Judge

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 009-012-35
- 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
- i) Other _____

FOR RECORDERS OPTIONAL USE	
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 375.090, Section: 3
- b. Explain reason for exemption: TRANSFER TO RECOGNIZE TRUE STATUS PER ORDER TO SET ASIDE IN accordance to NRS 134

- 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: X Lynn P. Sosa

Capacity: Grantor

Signature: _____

Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

The Estate of Marie Eileen
Pickford, deceased Case No
Print Name: PR0601022
Address: 4807 Glenalbyn Drive
City: Los Angeles
State: CA Zip: 90065

Lynn P Sosa and Susan P
Nissman
Print Name: Nissman
Address: 4807 Glenalbyn Drive
City: Los Angeles
State: CA Zip: 90065

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

First American Title Insurance
Print Name: Company
Address: 10000 W Charleston Blvd, Suite 180
City: Las Vegas

File Number: 13896-2651445 TV/ TV
State: NV Zip: 89135

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)