

APN: 004-162-04



OFFICIAL RECORD  
AMY ELMER, RECORDER

E03

ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION

Title of Document

Affirmation Statement

ME 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: \_\_\_\_\_

[Handwritten Signature]  
Signature

ATTORNEY  
Title

FRANKLIN J. KATSCHKE  
Print

8/15/22  
Date

Grantee(s) address and mail tax statements to:

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

FILED

2022 AUG 12 AM 9:26

LISA C. LLOYD  
LINCOLN COUNTY CLERK  
M  
DEPUTY

1 Case No.: PR 0300622

2 Dept.:

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

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IN THE MATTER OF THE  
ESTATE OF:  
DONALD B. SPOTTEN,  
Deceased.

**AMENDED ORDER TO  
SET 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 believed to not have executed a will.
2. That the Nevada Estate of DONALD B. SPOTTEN, Decedent, is hereby found to include:

////  
////  
////

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 4786 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 BURDICK SPOTTEN-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 BURDICK SPOTTEN-JAMES, daughter-in-law of Decedent, whose current address  
20 is 1109 NE HWY 2, Windsor, MO 65360.

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

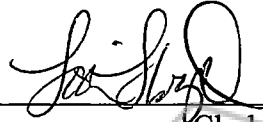
22 DATED this ~~20~~ <sup>August</sup> day of July 2022

  
DISTRICT COURT JUDGE

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

This document to which this certificate is attached is a full, true and correct copy of the original, on file and record 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 16<sup>th</sup> day of August, 2022.



\_\_\_\_\_  
Clerk

\_\_\_\_\_  
Deputy Clerk

COPY

**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: <u>Original 2022-1627879</u>	

- 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 \$ 0

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 3  
 b. Explain Reason for Exemption: Taxes have already been paid, Amended Order is being recorded to correct name on original Order. No change in ownership.

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