

LINCOLN COUNTY, NV

2022-163160

Rec:\$37.00

Total:\$37.00

10/17/2022 04:22 PM

BORG LAW GROUP

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**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

APN# 003-131-09,003-131-008, 003-134-08, 003-134-007

(11 digit Assessor's Parcel Number may be obtained at: <http://redrock.co.clark.nv.us/assrealprop/owner.aspx>)



OFFICIAL RECORD  
AMY ELMER, RECORDER

E07

**TITLE OF DOCUMENT**  
(DO NOT Abbreviate)

**Order to Set Aside Estate without Administration  
and Attorneys' Fees**

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

**RECORDING REQUESTED BY:**

**Borg Law Group**

RETURN TO: Name **Borg Law Group**

Address **5741 S. Fort Apache Road, #150**

City/State/Zip **Las Vegas, NV 89148**

**MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)**

Name **Rosalba Prince Living Trust**

Address **985 Canyon Road**

City/State/Zip **Ogden, UT 84404**

This page provides additional information required by NRS 111.312 Sections 1-2.

To print this document properly, do not use page scaling.

P:\Common\Forms & Notices\Cover Page Template Oct2017

*Heather L. Lewis*  
CLERK OF THE COURT

1 ORDR  
2 Brooke M. Borg, Esq.  
3 Nevada Bar No. 9326  
4 Whitney E. Short, Esq.  
5 Nevada Bar No. 13955  
6 **BORG LAW GROUP, LLC**  
7 5741 S. Fort Apache Rd., Suite 150  
8 Las Vegas, Nevada 89148  
9 (702) 318-8808  
10 Attorneys for Petitioner  
11 Brooke@borglawgroup.com  
12 Whitney@borglawgroup.com

DISTRICT COURT  
CLARK COUNTY, NEVADA

13 In the Matter of the Estate of

) CASE NO.: P-22-112367-E

14 Rosalba A. Prince

) DEPT. NO.: 26

15 Deceased.

**ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION AND ATTORNEYS'**

**FEES**

17 It appearing to the satisfaction of the Court that:

- 18 A. a verified Petition to Set Aside the Estate of the above-named Decedent without
- 19 Administration has been filed;
- 20 B. notice of the time and place of the hearing thereon has been duly given in the
- 21 manner prescribed by law; and
- 22 C. no one has objected or presented any reason why said Petition should not be
- 23 granted.

24 The Court finds that the gross value of the Nevada Estate of the Decedent does not exceed one  
25 hundred thousand dollars (\$100,000.00), and this is a proper case for the whole of the Estate to be set  
26 aside, pursuant to the Last Will and Testament of the Decedent dated October 28, 2020 ("Will") and  
27 NRS 146.070(2).  
28

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**IT IS HEREBY ORDERED, ADJUDICATED, AND DECREED:** That according to the Will, the assets of the Decedent's Estate, including the real property, including the mobile home, having the attached APNs and legal description (Exhibit "A") shall be distributed to the Rosalba Prince Living Trust dated October 28, 2020.

**IT IS HEREBY FURTHER ORDERED:** That this Order shall be the document effectuating such transfer of the real property and mobile home mentioned above.

**IT IS HEREBY FURTHER ORDERED:** That said Estate shall not be further administered upon.

Dated \_\_\_\_\_, 2022.

Dated this 8th day of September, 2022



District Court Judge

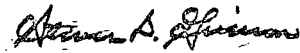
DFA C6D 8E95 4880  
Gloria Sturman  
District Court Judge

Submitted by:

BORG LAW GROUP, LLC

By: 

Brooke M. Borg, Esq.  
Nevada Bar No. 9326  
Whitney E. Short, Esq.  
Nevada Bar No. 13955  
5741 S. Fort Apache Rd., Suite 150  
Las Vegas, Nevada 89148  
(702) 318-8808  
Attorneys for Petitioner



SEP 22 2022

CERTIFIED COPY  
DOCUMENT ATTACHED IS A  
TRUE AND CORRECT COPY  
OF THE DOCUMENT ON FILE

# Exhibit "A"

## Legal Description

Parcel #: 003-131-09 – LOT 13, BLK. A GOTTFREDSON

Parcel #: 003-131-08 – LOT 14, BLK. A GOTTFREDSON

Parcel #: 003-134-08 – A Parcel of Land being Parcel 1 of that Parcel Map on file in the Lincoln County Recorder's Office in Plat Book C, at Page 83 situate in Section 7, Township 4 South, Range 67 East, M.D.M., Lincoln County, Nevada, more particularly described as follows:

Beginning at the northwest corner of Lot 14 of the James H. Gottfredson addition to the City of Caliente as recorded in the Lincoln County Recorder's Office in Plat Book A, at Page 72 of Lincoln County, Nevada Records;

Thence South  $44^{\circ}29'00''$  West, along said northerly line of said James H. Gottfredson Addition to the City of Caliente a distance of 63.57 feet;

Thence North  $00^{\circ}05'50''$  West departing said northerly line 45.45 feet;

Thence North  $34^{\circ}10'16''$  East, a distance of 31.71 feet;

Thence North  $32^{\circ}35'00''$  East, a distance of 76.65 feet;

Thence South  $45^{\circ}31'00''$  East, a distance of 53.39 feet; to the said northerly line of James H. Gottfredson Addition to the City of Caliente;

Thence South  $44^{\circ}29'00''$  West along said northerly line a distance of 75 feet to the point of beginning.

Containing an area of 5,012 square feet more or less.

Excepting therefrom the southerly 20 feet for utility maintenance easement per Parcel Map recorded in the Lincoln County Nevada Recorder's Office in Plat Book C, at Page 82.

The Basis of Bearings is the center line of Holt Avenue as recorded in Plat Book A, at Page 72 of Lincoln County, Nevada Recorder's Office as South  $44^{\circ}29'00''$  West.

TOGETHER WITH ALL AND SINGULAR tenements, hereditaments and appurtenances thereunto and in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues, and profits thereof

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the party of the second part and to their heirs and assigns forever.

Parcel #: 003-134-07 – A Parcel of Land being Parcel 2 of that Parcel Map on file in the Lincoln County Recorder's Office in Plat Book C, at Page 83 situate in Section 7, Township 4 South, Range 67 East, M.D.M., Lincoln County, Nevada, more particularly described as follows:

Beginning at the northeast corner of Lot 13 of the James H. Gottfredson addition to the City of Caliente as recorded in the Lincoln County Recorder's Office in Plat Book A, at Page 72 of Lincoln County, Nevada Records;

Thence South  $44^{\circ}29'00''$  West, along said northerly line of said James H. Gottfredson Addition to the City of Caliente a distance of 75.00 feet;

Thence North  $45^{\circ}31'00''$  West departing said northerly line 53.39 feet;

Thence North  $36^{\circ}21'19''$  East, a distance of 75.76 feet;

Thence South  $45^{\circ}14'40''$  East, a distance of 64.10 feet to the said northerly line of James H. Gottfredson Addition to the City of Caliente to the point of beginning.

Containing an area of 4,396 square feet more or less.

Excepting therefrom the southerly 20 feet for utility maintenance easement per Parcel Map recorded in the Lincoln County Nevada Recorder's Office in Plat Book C, at Page 82.

The Basis of Bearings is the center line of Holt Avenue as recorded in Plat Book A, at Page 72 of Lincoln County, Nevada Recorder's Office as South  $44^{\circ}29'00''$  West.

TOGETHER WITH ALL AND SINGULAR tenements, hereditaments and appurtenances thereunto and in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues, and profits thereof

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the party of the second part and to their heirs and assigns forever.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 003-131-09,003-131-08, 003-134-08,003-134-07  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a. <input checked="" type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse           | d. <input type="checkbox"/> 2-4 Plex         |
| e. <input type="checkbox"/> Apt. Bldg              | f. <input type="checkbox"/> Comm'l/Ind'l     |
| g. <input type="checkbox"/> Agricultural           | h. <input type="checkbox"/> Mobile Home      |
| <input type="checkbox"/> Other                     |  |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust on file KC</u>	

- 3.a. Total Value/Sales Price of Property \$ 0  
 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 7  
 b. Explain Reason for Exemption: Transfer without consideration to or from a Trust.

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) Eighth Judicial District Court  
 Print Name: Estate of Rosalba A. Prince  
 Address: 985 Canyon Road  
 City: Ogden  
 State: UT Zip: 84404

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: Rosalba Prince Living Trust  
 Address: 985 Canyon Road  
 City: Ogden  
 State: UT Zip: 89044

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Borg Law Group, LLC Escrow # \_\_\_\_\_  
 Address: 5741 S. Fort Apache Rd., Ste. 150  
 City: Henderson State: NV Zip: 89148