

APN 012-180-42

APN _____

APN _____



OFFICIAL RECORD
AMY ELMER, RECORDER

E05

ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION

Title of Document

Affirmation Statement

 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: _____

(State specific law)

Signature

ATTORNEY
Title

FRANKLIN KATSCHKE
Print

11/1/22
Date

Grantees address and mail tax statement:

NICOLE KLAPP

1693 AUTUMN RUST DR.

LAS VEGAS, NV 89119

FILED

2022 OCT 27 PM 3:23

LISA C. LLOYD
LINCOLN COUNTY CLERK

1 Case No.: PR 0901522

2 Dept.:

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

IN THE MATTER OF THE

ESTATE OF:

CHERRY LYNNE LAROUNIS,

Deceased.

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 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 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 CHERRY LYNNE LAROUNIS, 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

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279 South US 93, Panaca, NV 89042

APN: 012-180-42

Legal Description:

Lincoln County, Nevada Assessor's Parcel Number 012-180-42

A parcel of land which extends from the NE1/4 SE1/4 Section 7 across into the NW ¼ SW ¼ Section 8 of Township 2 South, Range 68 East of Mount Diablo Meridian, located along the west side of U.S. Highway 93 and which is Parcel 2 of that Certain Parcel Map Recorded in the Lincoln County Recorder Records as Document Number 0142139 and filed in Plat Book D at Page 075.

Commonly known as: 279 South US 93, Panaca, NV 89042.

(Legal Description previously appears in an Order to Set Aside Estate Without Administration recorded on January 20, 2021 as Document # 159483).

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

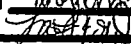
A. NICOLE KLOPP, 1693 Autumn Rust Dr., Las Vegas, NV 89119

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

DATED this 27th day of October 2022


DISTRICT COURT JUDGE

Prepared By:
FRANKLIN J. KATSCHKE, Esq.
Nevada Bar No. 13516
P.O. Box 703
Caliente, NV 89008
(775) 726-3162
office@katschkelaw.com
Attorney for Petitioner, Nicole Klopp

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 Seventh Judicial District Court in and for the County of Lincoln, State of Nevada, this 1st day of November, 2022.

Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 012-180-42
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

\$ -0-

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

Transfer Tax Value: \$ _____

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 DAUGHTER OF DECEDENT

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)

Print Name: CHERRY LYNN LARONIS
Address: 1693 AUTUMN RUST DR
City: LAS VEGAS
State: NV Zip: 89119

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: NICOLE KLOPP
Address: 1693 AUTUMN RUST DR.
City: LAS VEGAS
State: NV Zip: 89119

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

Print Name: KATSCHKE LAW, LLC Escrow #: _____
Address: PO BOX 703
City: CALIENTE State: NV Zip: 89008