

LINCOLN COUNTY, NV **2022-163537**
\$37.00
RPTT:\$0.00 Rec:\$37.00 **12/14/2022 11:53 AM**
BARLOW RICHARDS LLP DBA CLEAR COUNSEL 5 AK
OFFICIAL RECORD
AMY ELMER, RECORDER E05

APN 010-132-04

APN 010-132-13

APN _____

Order to Set Aside Estate Without Administration

Title of Document

Affirmation Statement

X 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)

Kevin B. Turck Attorney
Signature Title

Kevin B. Turck
Print

12/13/2022
Date

Grantees address and mail tax statement:

James N. Crowley
214 Tuscany Valley Dr.
Lafayette, LA 70506

1 Kevin B. Turek
2 Nevada Bar No. 14634
3 **CLEAR COUNSEL LAW GROUP**
4 1671 W. Horizon Ridge Pkwy, Suite200
5 Henderson, NV 89012
6 (702) 476-5900
7 (702) 924-0709 (Fax)
8 kevin@clearcounsel.com
9 Attorneys for Petitioner

FILED

2022 OCT 27 PM 3: 54

LISA C. LLOYD
LINCOLN COUNTY CLERK
w
DEPUTY

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11
12 **IN THE SEVENTH JUDICIAL DISTRICT COURT**
13 **LINCOLN COUNTY, NEVADA**

14 In the Matter of the Estate of
15 Deanna M. Crowley,
16
17 Deceased.

CASE NO. PR0901422
DEPARTMENT:

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19 **ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION**

Hearing Date: October 27, 2022

Hearing Time: 10:00 a.m.

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Petitioner, James N. Crowley, has filed a *Petition to Set Aside Estate Without Administration*. The time for the hearing on the Petition was set for October 27, 2022 at 10:00 a.m. and notice of the hearing has been duly given as required by law. The Court having heard the evidence finds that the facts alleged in the Petition are true and correct and that the Petition ought to be granted.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED BY THE COURT as follows:

- A. Proper notice has been given according to law.
- B. At least 30 days have elapsed since the date of death of Deanna M. Crowley on July 2, 2981, in St. Tammany Parish, State of Louisiana, being a resident of the State of Louisiana.
- C. Decedent owned real property located in Lincoln County, Nevada at the time of her death.
- D. The property located in Lincoln County, Nevada, Parcel Numbers 010-132-04 and 010-132-13, is community property (the "Property").

///

1 E. Pursuant to NRS 123.250(1)(a), James N. Crowley's community interest in the
2 Property, a one-half (1/2) interest, vested upon Decedent's passing.

3 F. Pursuant to NRS 146.070(4), the property of the Estate, including Decedent's
4 remaining one-half (1/2) interest in the real property located in Lincoln County, Nevada, Parcel
5 Numbers 010-132-04 and 010-132-13, shall be set aside to James N. Crowley **without payment**
6 **of creditors.**

7 G. Pursuant to NRS 146.070(3) and (4), **this Order transfers title of the real**
8 **property of the estate to Decedent's surviving spouse, James N. Crowley,** subject to any
9 existing mortgage. The legal description of the real property located in Lincoln County, Nevada,
10 Parcel Numbers 010-132-04 and 010-132-13, is attached hereto as **Exhibit A.**

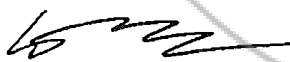
11 H. Petitioner is authorized to collect all of Decedent's assets located in the State of
12 Nevada that may be discovered in the future, if any, to the extent that all such assets combined
13 with other assets in the estate set forth above, do not exceed \$100,000, and to distribute such
14 assets pursuant to this Order.

15 I. The estate shall not be further administered upon.

16 DATED this 27th day of October, 2022.

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DISTRICT COURT JUDGE

20 Prepared and submitted by:
21 **CLEAR COUNSEL LAW GROUP**

22 
23 **KEVIN B. TUREK, ESQ.**
24 Nevada Bar No. 14634
25 Attorneys for the Estate
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**EXHIBIT A
LEGAL DESCRIPTION**

Lot five (5) and Lot thirteen (13) of the Lincoln County Estates, Record #49097, Parcel #010-132-04 District 5 Roll #1199 and Parcel #010-132-13 District 5 Roll #1200 Rachel, NV, and according to the Plat thereof filed in the office of the County Clerk of Lincoln County, Nevada. APN: 01013204 and APN: 01013213

I, _____, County Clerk of Lincoln County, Nevada, do hereby certify that the above is a true and correct copy of the original as recorded in the County Clerk's Office, District 5, Lincoln County, Nevada, and that I have examined the same and affixed the seal of the County Clerk of Lincoln County, Nevada, to the same on this _____ day of _____, 20____.

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, 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

17 day of OCTOBER, 2022.
Shirley Ann Colman
Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 010-132-04
 b) 010-132-13
 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 \$ _____ -0-
 b) Deed in Lieu of Foreclosure Only (value of property) (_____ -0-)
 c) Transfer Tax Value \$ _____ -0-
 d) Real Property Transfer Tax Due \$ _____ -0-

4. If Exemption Claimed:

- a) Transfer Tax Exemption per NRS 375.090, Section 05
 b) Explain reason for Exemption: Transfer to surviving spouse.

5. Partial Interest: Percentage being transferred 50 %

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 [Signature] Capacity Attorney

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

Print Name: Deanna M. Crowley Estate / 7th
Judicial District Court
 Address: 214 Tuscany Valley Dr.
 City: Lafayette
 State: LA Zip: 70506

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

Print Name: James N. Crowley
 Address: 214 Tuscany Valley Dr.
 City: Lafayette
 State: LA Zip: 70506

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

Print name: Barlow Richards LLP, dba Clear Escrow #: _____
Counsel Law Group
 Address: 1671 W. Horizon Ridge Pkwy #200
 City: Henderson State: NV Zip: 89012