

APN: 003-072-05

LINCOLN COUNTY, NV 2023-163623
RPTT:\$269.10 Rec:\$37.00
Total:\$306.10 01/04/2023 01:17 PM
KATSCHKE LAW Pgs=5 KC



OFFICIAL RECORD
AMY ELMER, RECORDER

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: _____

Signature

ATTORNEY
Title

FRANKLIN J. KATSCHKE
Print

1/4/23
Date

Grantee(s) address and mail tax statements to:

William Angelo Barton
PO Box 262
Caliente, NV 89008

FILED

1 Case No.: PR 1001722

2022 DEC 29 AM 9:47

2 Dept.:

LISA C. LLOYD
LINCOLN COUNTY CLERK

3

4

IN THE SEVENTH JUDICIAL DISTRICT COURT

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IN AND FOR THE COUNTY OF LINCOLN, STATE OF NEVADA

6

7

8

IN THE MATTER OF THE)

9

ESTATE OF:)

10

**ORDER TO SET ASIDE ESTATE
WITHOUT ADMINISTRATION**

11

JOHN GILBERT BARTON, JR.,)

12

Deceased.)

13

14

15

It appearing to the satisfaction of the Court that a Petition to Set Aside The Estate Without

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Administration of the above-named Decedent has been filed, and that notice of the time and place of

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the hearing thereon has been duly given in the manner prescribed by law, and that no one has objected

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or presented any reason why said Petition should not be granted.

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The Court finds that the gross value of the Nevada Estate of the Decedent, after deducting

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any encumbrances, does not exceed One Hundred Thousand Dollars (\$100,000.00), and this is a

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proper case for the whole of the Estate to be set aside pursuant NRS 146.070(1) or pursuant to NRS

22

146.020(2).

23

IT IS HEREBY ORDERED, ADJUDICATED AND DECREED:

24

1. That the Decedent is believed to not have executed a will.

25

2. That the Nevada Estate of JOHN GILBERT BARTON, JR., Decedent, is hereby found to

26

include:

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////

28

////

Katschke Law, LLC
820 N. Spring St. Suite A
PO Box 703 ♦ Caliente, NV 89008
(775) 726-3162

1 Parcel 1: APN 003-072-05
41 Lincoln St.
Caliente, NV 89008 \$24,004.00

2 **PARCEL 1 LEGAL DESCRIPTION: 003-072-05**
3 **LOTS NUMBERED (1), TWO (2) AND THREE (3) IN BLOCK NUMBERED THIRTY-**
4 **SEVEN (37) IN WHAT IS KNOWN AS THE ALICE CULVERWELL ADDITION TO THE**
5 **CITY OF CALIENTE, NEVADA.**

6 Parcel 2: APN 013-180-13
7 3338 Duncan Lane
Caliente, NV 89008 \$15,371.00

8 **PARCEL 2 LEGAL DESCRIPTION: 013-180-13**
9 Parcel "A" of the Mark R. and Linda T. Holt subsequent parcel map recorded in Book "A",
10 page 493, of the Lincoln County Records, File #105535.

11 2007 Jeep Wrangler
12 Last 4 of VIN: 5419 \$12,727.00

13 WaFdBank Account ending in 1043 \$18,347.70

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

17 A. WILLIAM ANGELO BARTON, Nephew, 357 N. Spring Street, Caliente, NV 89008.

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

19 DATED this 29th day of December 2022

20
21 
22 DISTRICT COURT JUDGE

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

Katschke Law, LLC
820 N. Spring St. Suite A
PO Box 703 ♦ Caliente, NV 89008
(775) 726-3162

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

4th day of September, 2023.

[Signature]
Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 003-072-05
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" 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 |
| Other _____ | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 68,583.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 269.10

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 for Grantee
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: John Gilbert Barton, Jr. *7TH JUDICIAL DIST. CT. #*
 Address: 41 Lincoln St.
 City: Caliente
 State: Nevada Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: William Angelo Barton
 Address: 357 N. Spring Street
 City: Caliente
 State: Nevada Zip: 89008

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Katschke Law, LLC Escrow # _____
 Address: 820 N. Spring St. Suite A - 703
 City: Caliente State: Nevada Zip: 89008