

APN: 003-089-01

LINCOLN COUNTY, NV

2023-163625

Rec:\$37.00

Total:\$37.00

01/04/2023 01:29 PM

KATSCHKE LAW

Pgs=8 KC



OFFICIAL RECORD
AMY ELMER, RECORDER

E05

ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION

Title of Document

Affirmation Statement

 M 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]
Signature

 ATTORNEY
Title

 FRANKLIN J. KATSCHKE
Print

 1/4/23
Date

Grantee(s) address and mail tax statements to:

Anna F. Bowman
14830 SR 322
Pioche, NV 89043

FILED

2022 DEC 29 AM 9:46

LISA C. LLOYD
LINCOLN COUNTY CLERK

1 Case No.: PR 1102122

2 Dept.:

4 **IN THE SEVENTH JUDICIAL DISTRICT COURT**

5 **IN AND FOR THE COUNTY OF LINCOLN, STATE OF NEVADA**

6 *****

8)
9)
10)
11)
12)
13)
14)
15)
16)
17)
18)
19)
20)
21)
22)
23)
24)
25)
26)
27)
28)

IN THE MATTER OF THE
ESTATE OF:

**ORDER TO SET ASIDE ESTATE
WITHOUT ADMINISTRATION**

MARIA REGINA STEELE,
Deceased.

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 have executed a will.
2. That the Nevada Estate of MARIA REGINA STEELE, Decedent, is hereby found to include:
///
///
///

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

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

310 Front Street, Caliente, NV 89008

APN: 003-089-01

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

LOT NUMBERED TWELVE (12) IN BLOCK NUMBERED THIRTEEN (13) IN THE CITY OF CALIENTE COUNTY OF LINCOLN, STATE OF NEVADA.

Commonly known as: 310 Front Street, Caliente, NV 89008.

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. Anna F. Bowman, 14830 SR 322, Pioche, NV 89043

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

DATED this 29th day of December 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

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, Pledge, 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 January, 2023.

[Signature]
Clerk/Deputy Clerk

FILED

1 Case No.: PR 1102022

2022 DEC 29 AM 9:46

2 Dept.:

LISA C. LLOYD
LINCOLN COUNTY CLERK

3
4 **IN THE SEVENTH JUDICIAL DISTRICT COURT**

5 **IN AND FOR THE COUNTY OF LINCOLN, STATE OF NEVADA**

6 *****

7
8)
9)
10)
11)
12)
13)
14)
15)
16)
17)
18)
19)
20)
21)
22)
23)
24)
25)
26)
27)
28)

**ORDER TO SET ASIDE ESTATE
WITHOUT ADMINISTRATION**

11 MICHAEL THOMAS STEELE,
12 Deceased.

15 It appearing to the satisfaction of the Court that a Petition to Set Aside The Estate Without
16 Administration of the above-named Decedent has been filed, and that notice of the time and place of
17 the hearing thereon has been duly given in the manner prescribed by law, and that no one has objected
18 or presented any reason why said Petition should not be granted.

19 The Court finds that the gross value of the Nevada Estate of the Decedent, after deducting
20 any encumbrances, does not exceed One Hundred Thousand Dollars (\$100,000.00), and this is a
21 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 have executed a will.
25 2. That the Nevada Estate of MICHAEL THOMAS STEELE, Decedent, is hereby found to
26 include:

27 ////

28 ////

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

////

310 Front Street, Caliente, NV 89008

APN: 003-089-01

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

LOT NUMBERED TWELVE (12) IN BLOCK NUMBERED THIRTEEN (13) IN THE CITY OF CALIENTE COUNTY OF LINCOLN, STATE OF NEVADA.

Commonly known as: 310 Front Street, Caliente, NV 89008.

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. Anna F. Bowman, 14830 SR 322, Pioche, NV 89043

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

DATED this 29th day of December 2022


DISTRICT COURT JUDGE

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

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

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 August, 2022

[Signature]
Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 003-089-01
 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 |
| <input type="checkbox"/> Other | |

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

- 3.a. Total Value/Sales Price of Property \$ 66,603.00
 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 5
 b. Explain Reason for Exemption: Grantee is the daughter of Grantors

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) DISTRICT COURT 7th JUDICIAL DISTRICT
 Print Name: Michael Thomas Steele and Maria Regina Steele
 Address: 14830 SR 322
 City: Pioche
 State: Nevada Zip: 89043

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Anna F. Bowman
 Address: 14830 SR 322
 City: Pioche
 State: Nevada Zip: 89043

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