

APN 003-132-04

APN _____

APN _____



OFFICIAL RECORD
AMY ELMER, RECORDER

E05

ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION

Title of Document

Affirmation Statement

AK 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)

AK _____
Signature Title
ATTORNEY

FRANKLIN J. KATSCHKE
Print

5/16/23
Date

Grantees address and mail tax statement:

JAMIE LEE FAVELA

5496 PROSPECTERS CREEK WAY

LAS VEGAS, NV 89122

FILED

1 Case No.: PR 0300623

2023 MAY -3 AM 9:01

2 Dept.:

LISA C. LLOYD
LINCOLN COUNTY CLERK

4 IN THE SEVENTH JUDICIAL DISTRICT COURT

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

6 *****

8 IN THE MATTER OF THE)

9 ESTATE OF:)

11 WILLIAM GEORGE CARNIE,
12 Aka William George Carney)

13 Deceased.)

**ORDER TO SET ASIDE ESTATE
WITHOUT ADMINISTRATION**

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 not have executed a will.
- 25 2. That George William Carney, as shown in Lincoln County Recorder Document # 160819,
26 is the same George William Carnie as shown in the Certificate of Death attached as Exhibit
27 B on the Petition to Set Aside Estate Without Administration.

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

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3. That the Nevada Estate of GEORGE WILLIAM CARNIE, Decedent, is hereby found to include:

960 Lincoln Street, Caliente, NV 89008

APN: 003-132-04

Legal Description:

All of Lot numbered Sixteen (16) in Block B in the JAMES H. GOTTFREDSON ADDITION to the City of Caliente, County of Lincoln, State of Nevada.

(Legal Description previously appears in a Quitclaim Deed recorded on July 13, 2021 as Document No. 160819 in the Lincoln County, Nevada, Recorder's Office.)

Commonly known as: 960 Lincoln Street, Caliente, NV 89008.

4. 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. JAMIE LEE FAVELA, 5496 Prospecters Creek Way, Las Vegas, NV 89122.

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

DATED this 3rd day of May 2023.


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, 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 11th day of May, 2023.
[Signature]
Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-132-04
- 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

\$ 15,780
 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 THE DAUGHTER OF THE GRANTOR

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: WILLIAM GEORGE CARNIE AKA CARNY
 Address: 5496 PROSPECTERS CREEK WAY
 City: LAS VEGAS
 State: NV Zip: 89122

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JAMIE LEE FAVELA
 Address: 5496 PROSPECTERS CREEK WAY
 City: LAS VEGAS
 State: NV Zip: 89122

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

Print Name: FRANKLIN KATSCHE Escrow #: _____
 Address: PO BOX 703
 City: CALIENTE State: NV Zip: 89008