

APN: 002-061-13



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: _____

[Handwritten Signature]
Signature

Attorney
Title

FRANKLIN J. KATSCHKE
Print

7/18/23
Date

Grantee(s) address and mail tax statements to:

Alan Dale Christensen and Randy Jay Christensen
11435 W Buckeye Rd #104-258
Avondale, AZ 85323

FILED

1 Case No.: PR 0601723

2 Dept.:

2023 JUL 14 AM 9:06

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 IN THE MATTER OF THE)

9 ESTATE OF:)

ORDER TO SET ASIDE ESTATE
WITHOUT ADMINISTRATION

10)
11 ALBERT JAY CHRISTENSEN and)
12 PAULINE PECTOL CHRISTENSEN,)

13 Deceased.)
14)

15 It appearing to the satisfaction of the Court that a Petition to Set Aside The Estate Without
16 Administration of the above-named Decedents 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 Decedents are believed to not have executed a will.
25 2. That the Nevada Estate of ALBERT JAY CHRISTENSEN and PAULINE PECTOL
26 CHRISTENSEN, Decedent, is hereby found to include:

27 ////

28 ////

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

1 346 N Third Street
Panaca, NV 89042
APN: 002-061-13

2 **Legal Description:**

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

4 **PARCEL TWO (2) OF MAP, PLAT BOOK C, PAGE 235 OF LINCOLN COUNTY, NEVADA**
5 **RECORDS RECORDED ON JULY 7, 2006 AS DOCUMENT NUMBER 126828.**

6 **(Legal Description previously appears in a Grant, Bargain, Sale Deed recorded in the Lincoln**
7 **County Recorder's Office on July 26, 2006 as Document # 126906).**

8 **Commonly known as: 346 N Third Street, Panaca, NV 89042.**

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

- 12 A. ALAN DALE CHRISTENSEN (1/2); and
13 B. RANDY JAY CHRISTENSEN (1/2), heirs of the deceased.

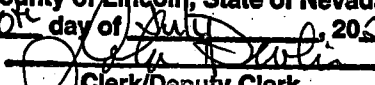
14 5. That said Estate shall not be further administered upon.

15 DATED this 14th day of July 2023

16
17 
18 _____
19 DISTRICT COURT JUDGE

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

28 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

20th day of July, 2023.

Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 002-061-13
 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 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 (_____))
 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: Grantees are the children of the decedents

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: Albert Jay Christensen and Pualine Pectol Christensen
(7th Judicial District Court)
 Address: 11435 W Buckeye Rd. #104-258
 City: Avondale
 State: AZ Zip: 85323

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Alan Dale Christensen and Randy Jay Christensen
 Address: 11435 W Buckeye Rd. #104-258
 City: Avondale
 State: AZ Zip: 85323

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