

APN: 002-143-13



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: _____

[Signature] _____
Signature Attorney
Title

FRANKLIN J. KATSCHKE
Print

8/28/23
Date

Grantee(s) address and mail tax statements to:

Tina Michelle Jones
PO Box 459
Panaca, NV 89042

FILED

1 Case No.: PR 0802123

2 Dept.:

2023 AUG 25 PM 1:09

LISA C. LLOYD
LINCOLN COUNTY CLERK
CLERK OF DISTRICT COURT

3 IN THE SEVENTH JUDICIAL DISTRICT COURT

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

8 IN THE MATTER OF THE)

9 ESTATE OF:)

11 WENDELL LAVOY HAFEN,)

12 Deceased.)

ORDER TO PROVE WILL AND SET
ASIDE ESTATE
WITHOUT ADMINISTRATION

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

15 It appearing to the satisfaction of the Court that a Petition to Prove Will and Set Aside The
16 Estate Without Administration of the above-named Decedents has been filed, and that notice of the
17 time and place of the hearing thereon has been duly given in the manner prescribed by law, and that
18 no one has objected 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 **THE COURT HEREBY FINDS:**

- 24 1. That the Decedent executed a Will leaving the entirety of the Estate to his Wife EDITH
- 25 ANN HAFEN. If his wife predeceased him then to his children in the following manner:
- 26 a. Paragraph SIXTH(a): 25% of the Estate to be placed in a trust for LYDIA ANN
- 27 HAFEN. However, if she predeceased WENDELL LAVOY HAFEN, then the
- 28 paragraph is extinguished and the remainder to his surviving children.

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b. Paragraph SIXTH(b): 75% to TINA MICHELLE JONES, EDITH ANN JORDAN, CHARLES LAVOY HAFEN, JARED SCOTT HAFEN, SPENCER WENDELL HAFEN, and KENNETH VERDON HAFEN. However, if any of the children predecease WENDELL LAVOY HAFEN, then their share is distributed among the surviving children, equally.

2. That EDITH ANN HAFEN predeceased WENDELL LAVOY HAFEN as evidenced by the Notice of Affidavit of Death Terminating Joint Tenancy filed in this matter on August 25, 2023.

3. That LYDIA ANN HAFEN and KENNETH VERDON HAFEN predeceased WENDELL LAVOY HAFEN as evidenced by Exhibit F of the Petition.

4. That the surviving children of the Decedent stipulated to the Distribution of the entire estate to TINA MICHELLE JONES (Petition, Exhibit B of the Petition, and Exhibit H of the Petition).

THE COURT HEREBY ORDERS AND DECREES:

1. That the Estate of WENDELL LAVOY HAFEN, Decedent, is hereby found to include:

90 S Second St
Panaca, NV 89042
APN: 002-143-13

Legal Description:

BEGINNING at a point 88.00 feet North of the Southwest Corner of Lot 4, Block 15, of the Town of Panaca, County of Lincoln, State of Nevada, as shown on Map recorded October 21, 1985 in Book A-1 of Plats at Page 251, and running thence East 156.00 feet; thence North 188.34 feet to the North line of said Lot 4; thence West along the North line of said Lot 4, 154.92 feet, to the Northwest corner of said Lot 4; thence South, along the West line of said Lot 4 185.4 feet, to the point of beginning.

(Legal Description previously appears in a QUITCLAIM Deed recorded on February 11, 2016 as Document No. 148853 in the Lincoln County, Nevada, Recorder's Office.)

Commonly known as: 90 S Second St, Panaca, NV 89042

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

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

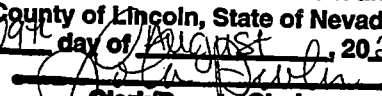
5 DATED this 25th day of August 2023



DISTRICT COURT JUDGE

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8
9 Prepared By:
10 FRANKLIN J. KATSCHKE, Esq.
11 Nevada Bar No. 13516
12 P.O. Box 703
13 Caliente, NV 89008
14 (775) 726-3162
15 office@katschkelaw.com
16 *Attorney for Petitioner, Spencer Wendell Hafen*

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

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23 This document to which this certificate is attached
24 is a full, true and correct copy of the original, on
25 file in the County Clerk's Office, Ploche,
26 Nevada. In witness whereof, I have hereunto
27 set my hand and affixed the seal of the
28 Seventh Judicial District Court in and for
the County of Lincoln, State of Nevada, this
29th day of August, 2023.

Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 002-143-13
 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: Grantee is the daughter of the decedent

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: Wendell Lavoy Hafen
(7th Judicial District Court)
 Address: PO Box 459
 City: Panaca
 State: NV Zip: 89042

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Tina Michelle Jones
 Address: PO Box 459
 City: Panaca
 State: NV Zip: 89042

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED