

APN 001-065-13

APN _____

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OFFICIAL RECORD
AMY ELMER, RECORDER

E05

EX PARTE ORDER DIRECTING TRANSFER OF PROPERTY

Title of Document

Grantees address and mail tax statement:

Anthony Garcia
919 RIDGE RD #102
New Port Richey FL
34684

7:21 FEB 23 PM 12:13

CLERK OF DISTRICT COURT
CLARK COUNTY, NEVADA
LPA

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ODTP

ANTHONY GARCIA
(Name)

9119 RIDGERD #102
(Address)

NEWPORT RICHEY FL 34654
(City, State, Zip Code)

727-505-7933
(Telephone number/Fax Number)

ANTHONY@OMEGASIGNSERVICE.COM
(E-Mail address)

Petitioner, Self-Represented

**EIGHTH JUDICIAL DISTRICT COURT
CLARK COUNTY, NEVADA**

In the Matter of the Estate of:

CAROL LYNN WHITE

Deceased.

Case No.: PR 000094
Dept. No.: PC-1

EX PARTE ORDER DIRECTING TRANSFER OF PROPERTY

This Court, upon review of the verified ex parte petition of (your name)

ANTHONY GARCIA in the above-entitled matter, having considered the Petition and examined the evidence, and being fully advised, finds:

1. Under the provisions of NRS 146.080(6), no notice of hearing is required by law;
2. The facts alleged in the Petition are true and correct;
3. At least forty days have passed since the death of the above-named Decedent;
4. Petitioner is the spouse of the Decedent, and the gross value of Decedent's estate does not exceed \$100,000.00 excluding the value of motor vehicles registered to Decedent; or
 Petitioner is not the spouse of the Decedent, and the gross value of Decedent's estate does not exceed \$25,000.00 excluding the value of motor vehicles registered to Decedent.
5. The Ex Parte Petition for Order Directing Transfer of Property ought to be granted.

1 **IT IS HEREBY ORDERED, ADJUDICATED AND DECREED:**

2 1. That the Nevada Estate of (decendent's name) CAROL LYNN WHITE,

3 Decedent, is hereby found to include:

4 (List, with specificity, all the property in decedent's estate. For bank accounts, CDs, stock certificates, etc., include the name of the financial institution & account number. List all personal property, including furniture, jewelry, cash, etc.)

Type of Property & Description	Estimated Gross Value
TRAILER AND LAND	\$20,000.00
CONTENTS OF HOME	\$1,000.00
MINI VAN	\$500.00
STORAGE UNIT	\$500.00

10 2. That this Order shall be used as the document transferring the title to said
11 property; and the Decedent's property be distributed as stated in the Affidavit of Entitlement to
12 Estate and in the following manner pursuant to NRS 146.080:

13 (List all the people who will receive property, and in what percentage they'll receive property, or what they will be receiving. For example, if
14 everything goes to you, you might say, "The entirety of the estate to John Doe." Or if you want to split the estate between you and two others, you
15 might say, "50% of the estate to John Doe and 50% of the estate to Bob Brown." Or, if you can be more specific as to items, you might say, "The
16 Chase Checking Account #123456 to John Doe and the gold ring to Jane Doe.")

18 DATED this 23rd day of February, 2024.

20 
DISTRICT COURT JUDGE

21 Respectfully submitted,

22 
(Signature)

23 ANTHONY GARCIA
(Your name)

24 PETITIONER, SELF-REPRESENTED

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, Picoche, 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 21st day of February, 2024.

[Signature]
Clerk/Deputy Clerk

AFFIDAVIT OF ENTITLEMENT FOR ESTATES PURSUANT TO NRS 146.080

STATE OF NEVADA)
) ss:
COUNTY OF ~~CLARK~~)
LINCOLN

I, (insert your name) Anthony Garcia, residing at the address listed below, being first duly sworn upon oath, hereby affirm:

Decedent (insert decedent's name) Carol Lynn White died in the County of (insert county of death) Washington, State of (insert state of death) Utah, on the (insert date of death) 5th day of June, 2022, being a resident of the State of (insert state where decedent lived at time of death) Nevada, leaving an estate in the County of Clark, State of Nevada. Decedent's estate did not include real property nor a lien thereon.

I affirm that (check one box):

I am the surviving spouse of the decedent and the gross value of the estate, except amounts due the decedent for services in the Armed Forces of the United States or the value of any motor vehicles registered to decedent, is not in excess of \$100,000.00.

I am not the surviving spouse of the decedent, but I am the person who has a right to succeed the property of the decedent, or I am a beneficiary of the decedent's Last Will and Testament, and the gross value of the estate, except amounts due the decedent for services in the Armed Forces of the United States or the value of any motor vehicles registered to decedent, is not in excess of \$25,000.00.

Decedent's estate consists of the following: (Set forth whatever the asset may be: bank account, stock certificate, insurance proceeds, payroll check, personal property, etc.. and the portion claimed.) Mobile home and land, Home contents, Mini Van, Storage unit contents

I have the right, pursuant to the provisions of NRS 146.080 to succeed the entire portion of property of said decedent, unless otherwise stated, and to have any evidences of interest, indebtedness or right transferred to me by: (insert person, representative, corporation or body having custody of such property or acting as registrar or transfer agent of such evidences of interest): Anthony Garcia

At least forty days have elapsed since the date of death of decedent, as evidenced by the attached Death Certificate.

No application or petition for the appointment of a personal representative is pending or has been granted in any jurisdiction.

All debts of decedent, including funeral and burial expenses, and money owed to the Department of Health and Human Services as a result of the payment of benefits for Medicaid, have been paid or provided for.

I have no knowledge of any existing claims for personal injury or tort damages against the decedent.

I have given written notice, if necessary, by personal service or by certified mail, identifying my claim and describing the property claimed, to every person whose right to succeed to the decedent's property is equal or superior to that of my right, and that at least 14 days have elapsed since the notice was served or mailed.

I am personally entitled to full payment or delivery of the property claimed, or am entitled to payment or delivery on behalf of and with the written authority of all other successors who have an interest in the property.

I have no knowledge of any existing claims for personal injury or tort damages against the decedent.

I acknowledge that I understand that filing a false affidavit constitutes a felony in the State of Nevada.

SUBSCRIBED AND SWORN to before me this 13th day of February, 2024 by Anthony Garcia

NOTARY PUBLIC in and for the County of Lincoln, State of Nevada

[Signature]
(Signature)
Anthony Garcia
(Printed Name)
9119 Ridge rd #102
(Street Address)
New Port Richey, FL 34654
(City, State, & Zip Code)



COPY

document to which this certificate is attached
I have filed a 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 February, 2024.
[Signature]
Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-065-13
- 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 WITH LAND

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 5
- b. Explain Reason for Exemption: FROM MOTHER TO SON

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 _____ Capacity _____
 Signature [Signature] Capacity GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: CAROL LYNN WHITE
 Address: 9119 RIDGE RD #102
 City: New Port Richey
 State: FL Zip: 34654

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: ANTHONY GARCIA
 Address: 9119 RIDGE RD #102
 City: New Port Richey FL
 State: FL Zip: 34654

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____