



OFFICIAL RECORD
AMY ELMER, RECORDER

E05

APN 002-233-13

APN _____

APN _____

ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION

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: _____
(State specific law)

Attorney
Title

Franklin Katschke
Print

3/12/2024
Date

Grantees address and mail tax statement:
Boyd Beer
213 Colorado Lane
Fallon, Nevada 89406

FILED

1 Case No.: PR 0100124

2024 FEB 23 PM 12:13

2 Dept.: 2

LISA C LLOYD
LINCOLN COUNTY CLERK

low
DEPUTY

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:)

ORDER SETTING ASIDE ESTATE
WITHOUT ADMINISTRATION

11 KAYLYNN ROMANS,)

12 Deceased.)
13)
14)

Katschke Law, LLC
1136 Main Street
PO Box 785 ♦ Panaca, NV 89042
(775) 249-0007

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 the Nevada Estate of KAYLYNN ROMANS, Decedent, is hereby found to include:

26 ////

27 ////

28 ////

Katschke Law, LLC
1136 Main Street
PO Box 785 ♦ Panaca, NV 89042
(775) 249-0007

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1/3 ownership of:
1333 Ernst St., Panaca, NV 89042
APN: 002-233-13

Legal Description:

**ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF LINCOLN, STATE OF NEVADA, DESCRIBED AS FOLLOWS:
LOTS 7 AND 8, OF NORTH HILLS SUBDIVISION FIRST PHASE, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY ON FEBRUARY 28, 1980, AS FILE NO. 27636**

(Legal Description previously appears in a DEED UPON DEATH recorded on May 11, 2012 as Document No. 141165 in the Lincoln County, Nevada, Recorder's Office.)

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 individuals:

- A. BOYD BEER, Son, 213 Colorado Lane, Fallon, NV 89406.
- B. JACQUELEN CLEMENTS, Daughter, 2340 Larsen Dr., Pahrump, NV 89060.

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

DATED this 23rd day of February 2024.


DISTRICT COURT JUDGE

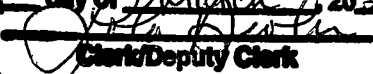
Prepared By:
FRANKLIN J. KATSCHKE, Esq.
Nevada Bar No. 13516
P.O. Box 785
Panaca, NV 89042
(775) 249-0007
office@katschkelaw.com
Attorney for Petitioner, Frank Romans

[Faint mirrored text bleed-through from the reverse side of the page]

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

7th day of March, 2024.


Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-233-13
- 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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$ 17,221.00

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: Grantees are the son and 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: 7th Judicial District Court, Kaylynn Romans
Address: 213 Colorado Lane
City: Fallon
State: Nevada Zip: 89406

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Boyd Beer and Jacquleen Clements
Address: 213 Colorado Lane
City: Fallon
State: Nevada Zip: 89406

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

Print Name: Franklin Katschke, Katschke Law LLC Escrow #: _____
Address: PO Box 785
City: Panaca State: Nevada Zip: 89042