

APN 002-233-13

APN \_\_\_\_\_

APN \_\_\_\_\_



00014559202401673780070078

OFFICIAL RECORD  
AMY ELMER, RECORDER

**VOLUNTARY LIEN AGREEMENT**  
**NOTICE OF LIEN**

Title of Document

**Affirmation Statement**

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)

*Sabrina Grindle Raetz*  
Signature Title

Sabrina Grindle Raetz, Deputy Attorney General  
Print

7/9/2024  
Date

**RETURN RECORDED DOCUMENT TO:**  
Sabrina Grindle Raetz, Deputy Attorney General  
555 E. Washington Avenue, Ste. 3900  
Las Vegas, NV 89101

*Please contact the Nevada Division of Health Care Financing and Policy or the Nevada Attorney General's office for payoff instructions*

## **VOLUNTARY LIEN AGREEMENT**

We, Boyd Beer and Jacquleen Clements, individually as the adult children of Kaylynn Romans and as titled owners of the property described below, voluntarily acknowledge and agree with the State of Nevada, Department of Health and Human Services, Division of Health Care Financing and Policy ("DHCFP" or "Nevada Medicaid") as follows:

We have been informed of our right to consult with an attorney regarding this Voluntary Lien Agreement and it is our choice whether to do so. Whether we have made the choice to consult an attorney or not, we acknowledge and understand that we now freely and voluntarily give our consent to the terms of this Voluntary Lien Agreement.

We agree that on or about December 1, 2019 to March 11, 2022, Kaylynn Romans received Medicaid benefits from the DHCFP in the amount of *thirty thousand one hundred thirty-eight dollars and eighty-one cents* (\$30,138.81). Kaylynn Romans passed away on March 11, 2022.

We agree that at the time of death, Kaylynn Romans owned a one-third (1/3) interest in the real property commonly referred to as 1333 Ernst Street, Panaca, Nevada 89042 in Lincoln County, APN: 002-233-13 and more particularly described as:

ALL THAT CERTAIN LOT, PIECE OF 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.  
APN: 002-233-13.

We acknowledge that a Petition to Set Aside Estate Without Administration on behalf of the Estate of Kaylynn Romans was filed in Case No. PR0100124 in Lincoln County, Nevada. We agree that the Petitioner failed to give proper notice to Nevada Medicaid per NRS 146.070. We agree that on February 23, 2024, the Lincoln County District Court ordered that the Estate's one-third (1/3) interest in the Subject Property be set aside to us, Boyd Beer and Jacquleen Clements, equally, thereby each of us receiving a one-sixth (1/6) interest in the titled property from the Estate.

We agree that under NRS 422.29302, Nevada Medicaid must recover expended Medicaid funds from the Estate of Kaylynn Romans. Nevada Medicaid is now agreeing to the placement of a Medicaid lien against the Subject Property in lieu of forcing the sale of the property to pay off the Medicaid lien.

Upon signing this agreement, we, Boyd Beer and Jacquleen Clements, understand, consent and agree that DHCFP will record a Lien totaling *thirty thousand one hundred thirty-eight dollars and eighty-one cents* (\$30,138.81) against each of our one-sixth (1/6) interests in the subject property described herein.

We agree that DHCFP shall be entitled to recover a sum equal to *thirty thousand one hundred thirty-eight dollars and eighty-one cents* (\$30,138.81) against each of our one-sixth (1/6) interests in the subject real property at the time of sale or financial transaction, or, the remaining proceeds from the sale





COPY

**EXHIBIT A**

**NOTICE OF LIEN**

TO: Estate of KAYLYNN ROMANS

PLEASE TAKE NOTICE THAT the State of Nevada, Department of Health & Human Services, Division of Health Care Financing and Policy, an agency of the State of Nevada whose central office is 1100 East William Street, Suite 109, Carson City, Nevada 89701, by and through its counsel, Aaron D. Ford, Attorney General, and Sabrina Grindle Raetz, Deputy Attorney General, claims a lien pursuant to the provisions of NRS 422.29306 and NRS 422.054 and the VOLUNTARY LIEN AGREEMENT (Exhibit A) upon the property commonly known as 1333 Ernst Street, Panaca, Nevada 89042 in Lincoln County, APN: 002-233-13 and more particularly described as:

ALL THAT CERTAIN LOT, PIECE OF 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.

APN: 002-233-13.

The lien is placed for reimbursement of Medicaid benefits paid on behalf of KAYLYNN ROMANS against a *one-third* (1/3) interest in the subject property in the amount of *thirty thousand one hundred thirty-eight dollars and eighty-one cents* (\$30,138.81) to be paid to Nevada State Division of Health Care Financing and Policy upon sale or transfer of the property.

However, pursuant to State and Federal law, the State may only recover on such a lien at a time when there is no surviving spouse, child(ren) under 21, or blind and/or disabled children of any age, if any. Additionally, the State must release its lien if the surviving spouse, child under 21 or disabled child, if any, seeks to engage in a bona fide sale or financial transaction involving the home.

///

///

///

///

///

///

Upon any financial transaction involving the subject property, please contact the State of Nevada, Division of Health Care Financing and Policy, or, the Attorney General's Office.

DATED this 9th day of July, 2024.

AARON D. FORD  
Attorney General

By: /s/ Sabrina Grindle Raetz  
SABRINA GRINDLE RAETZ  
Deputy Attorney General  
Nevada Bar No. 6464  
555 E. Washington Ave., #3900  
Las Vegas, NV 89101  
P: (702) 486-3083  
F: (702) 486-3871  
sraetz@ag.nv.gov  
Attorneys for State of Nevada,  
Division of Health Care Financing  
and Policy

Attachment

Re: KAYLYNN ROMANS, deceased

When recorded please return to:  
SABRINA GRINDLE RAETZ  
Deputy Attorney General  
555 East Washington Ave., Suite 3900  
Las Vegas, Nevada 89101