

APN# 005-460-04

Mailing Address of Grantee or Other Person Requesting Recording:

Wilson Barrows & Salyer
442 Court Street
Elko, Nevada 89801

Mail Tax Statements to:

Name: Mary Cadman
Address: 7822 Stonehaven Lane
City/State/Zip: Rowlett, TX 75089

Social Security Number Affirmation Statement:



In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does not contain the social security number of any person;

-OR-



In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does contain the social security number of a person.

Brandy J. Putman

Name

Brandy J. Putman

Signature

Legal Assistant

Title

Title of Document Recorded:

**ORDER TO SET ASIDE AN ESTATE WITHOUT
ADMINISTRATION**

**WILSON BARROWS & SALYER
ATTORNEYS AT LAW
442 Court St.
ELKO, NEVADA 89801**

BOOK 442 PAGE 395-399
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Wilson & Barrows
2006 SEP 26 PM 3:33

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. 1801

206248

NO.

FILED

SEP 20 2006

BY Eureka County Clerk Deputy *mc*

1 Case No.: PR 0608-120

2 Dept No.: 1

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IN THE DISTRICT COURT OF THE SEVENTH JUDICIAL DISTRICT
OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF EUREKA

8

9 In the Matter of the Estate of

10 **WILLIAM VAUGHAN,**

**ORDER TO SET ASIDE AN
ESTATE WITHOUT ADMINISTRATION**

11 **Deceased.**

12 Mary Cadman filed herein on August 18, 2006, her Petition to Set Aside
13 an Estate Without Administration. A Notice of Hearing was given for Friday,
14 September 15, 2006, at 10:00 a.m. The same came on regularly to be heard. No
15 person appeared in opposition. The matter was submitted on the verified Petition.

16 **ACCORDINGLY,**

17 **THE COURT HEREBY FINDS AND CONCLUDES AS FOLLOWS:**

- 18 1. Petitioner is a surviving child of the above named Decedent.
19 2. Decedent died on the 27th day of December, 1999, at Boardman
20 Township, Mahoning County, Ohio.

RECEIVED

SEP 08 2006

EUREKA COUNTY CLERK
AND TREASURER

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3. Decedent died leaving an estate in the County of Eureka, State of Nevada.

4. The property in Nevada in which Decedent had an interest is more particularly described as follows:

Township 29 North, Range 48 East, M.D.B. &M.

Section 25: SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$

TOGETHER WITH the improvements thereon situate.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

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5. Decedent's interest in the property was all of the fee title as his sole and separate property.

6. There are no liens and mortgages of record upon the parcel of record at the date of the death of Decedent.

7. The gross value of Decedent's interest in the parcel at the time of death of the Decedent did not exceed \$75,000.00, after deducting any encumbrances, and is estimated to be \$1,514.29.

8. There are no debts of Decedent within the State of Nevada.

9. Decedent died with a surviving spouse, but no minor children.

10. Decedent died testate leaving a valid Will.

1 11. The names, ages, relationships, and residences of the heirs at law
2 and next of kin of the Decedent are as follows:

3	NAME	AGE	RELATIONSHIP	ADDRESS
4	Viola C. Vaughan	Adult	Spouse	1330 Fox Run Court Boardman Township, OH 44512
5	Mary Cadman, fka	Adult	Daughter	7822 Stonehaven Lane
6	Mary Vaughan			Rowlett, TX 75089
7	William R. Vaughan	Adult	Son	1175 E. Calla Road C-212 Poland, OH 44514
8	Richard A. Vaughan	Adult	Son	1430 E. Paseo del Zorro Tucson, AZ 85718
9	Thomas J. Vaughan	Adult	Son	13 Shaded Way Round Rock, TX 78664

10
11 12. The names and residences of the devisees named in the Will of the
12 Decedent, the age of any who is a minor, and the relationship of the devisees to the
13 Decedent are as follows:

14	NAME	AGE	RELATIONSHIP	ADDRESS
15	Viola C. Vaughan	Adult	Spouse	1330 Fox Run Court Boardman Township, OH 44512
16	Mary Cadman, fka	Adult	Daughter	7822 Stonehaven Lane
17	Mary Vaughan			Rowlett, TX 75089
18	William R. Vaughan	Adult	Son	1175 E. Calla Road C-212 Poland, OH 44514
19	Richard A. Vaughan	Adult	Son	1430 E. Paseo del Zorro Tucson, AZ 85718
20	Thomas J. Vaughan	Adult	Son	13 Shaded Way Round Rock, TX 78664

21

1 13. The Decedent's surviving spouse, Viola C. Vaughan, has filed a
2 disclaimer of the property.

3 14. The Estate should not be administered upon in the State of Nevada,
4 but rather, the whole thereof should be assigned and set apart to Mary Cadman, William
5 R. Vaughan, Richard A. Vaughan, and Thomas J. Vaughan, in equal shares, as the
6 persons legally entitled thereto pursuant to the valid Will of Decedent, AND GOOD
7 CAUSE APPEARING THEREFOR,

8 IT IS HEREBY ORDERED, ADJUDGED AND DECREED AS
9 FOLLOWS:

10 1. Decedent's interest in the above-described property comprising
11 Decedent's estate, be, and the same hereby is, set aside unto Mary Cadman, William
12 R. Vaughan, Richard A. Vaughan, and Thomas J. Vaughan, share and share alike.

13 2. That a certified copy of this Order shall be placed of record in the
14 Eureka County Recorder's Office.

15 DATED this 19 day of September, 2006.

16
17 
18 DISTRICT JUDGE

19
20 06090131.bjp
21 September 7, 2006.
22

206248

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SEVENTH JUDICIAL DISTRICT COURT IN AND FOR COUNTY OF EUREKA STATE OF NEVADA	} SS
I, the Undersigned COUNTY CLERK and Ex-Officio CLERK of the SEVENTH JUDICIAL DISTRICT COURT do hereby CERTIFY that the foregoing is a full, true and correct copy of the original on file in my office and that I have carefully compared the same with the original.	
DISTRICT COURT, this <u>20th</u> day of <u>September</u> , 20 <u>06</u>	
<u>Frances Gale</u> County Clerk and Ex-Officio Court Clerk	<u>Deputy Clerk</u> Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 005-460-04
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: 442 Page: 395-399
Date of Recording: 9-26-06
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: Transfer of title between persons within the first degree of consanguinity.

5. Partial Interest: Percentage being transferred: _____ %

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: William Vaughan
Address: Deceased
City: _____
State: _____ Zip: _____

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Mary Cadman, et al.
Address: 7822 Stonehaven Lane
City: Rowlett
State: TX Zip: 75089

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

Print Name: Richard G. Barrows Escrow #: _____
Address: WILSON BARROWS & SALYER, 442 Court Street
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED