

APN 005-190-021

Mailing Address of Grantee or Other Person Requiring Recording:

Wilson Barrows & Salyer
442 Court Street
Elko, Nevada 89801

DOC # 0207043

11/27/2006

02:18 PM

Official Record

Recording requested By
WILSON & BARROWS, LTD

Eureka County - NV

Mike Rebaleati - Recorder

Fee \$18.00

Page 1 of 5

RPTT

Recorded By: MR

Book- 0448 Page- 0110

Mail Tax Statements to:

Name: Sharon Lee Soto

Address: 6211 Lake Alturas Avenue

City/State/Zip: San Diego, CA 92119



0207043

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

Paralegal

Title

Brandy J. Putman
Signature

Title of Document Recorded:

ORDER TO SET ASIDE AN ESTATE WITHOUT ADMINISTRATION

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

NOV 15 2006

BY Eureka County Clerk Deputy

1 No. PR 0610-124

2 Dept. 1

3
4
5
6 IN THE DISTRICT COURT OF THE SEVENTH JUDICIAL DISTRICT
7 OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF EUREKA8 In the Matter of the Estate of
9 **GERALDINE BERNICE AHMANN,**
10 also known as **GERALDINE B.**
11 **AHMANN,**
12
13 Deceased.14
15 **ORDER TO SET ASIDE AN ESTATE**
16 **WITHOUT ADMINISTRATION**
17 **(Under \$2,500.00)**18 Sharon Lee Soto filed herein on November 2, 2006, her Petition to Set Aside
19 an Estate Without Administration. A Notice of Hearing was given for Wednesday,
20 November 15, 2006 at 10:00 a.m. The same came on regularly to be heard. No person
21 appeared in opposition. The matter was submitted on the verified Petition.

22 ACCORDINGLY,

23 THE COURT HEREBY FINDS AND CONCLUDES AS FOLLOWS:

- 24 1. Due and legal notice of the filing and hearing of the Petition was
-
- 25 given.
-
- 26 2. All averments in the Petition are true and correct.
-
3. Petitioner is the surviving daughter of the above named Decedent.
-
4. Decedent died on the 30
- th
- day of October, 2004, in San Diego,
-
- California.



0207043

Book 448 11/27/2006
Page 111 Page 2 of 5

1 5. Decedent died leaving an estate in the County of Elko, State of
2 Nevada.

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

5 TOWNSHIP 30 NORTH, RANGE 48 EAST

6
7 Section 11: NW1/4 NW1/4 SW1/4

8
9 TOGETHER WITH all buildings and improvements situate thereon.

10
11 TOGETHER WITH the tenements, hereditaments and appurtenances
12 thereunto belonging or in anywise appertaining, the reversion and
13 reversions, remainder and remainders, rents, issues and profits
14 thereof.

15
16 APN: 005-190-02

17 7. Decedent's interest in the property was all of the fee title as her sole
18 and separate property.

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

21 9. The gross value of Decedent's interest in the parcel at the time of
22 death of the Decedent is \$1,800.00, based upon the 2006/2007 assessed valuation.

23 10. There are no debts of Decedent within the State of Nevada.

24 11. Decedent died without a surviving spouse or minor children.

25 12. Decedent died testate leaving a valid Will.



0207043

Book 448 11/27/2006
Page 112 Page: 3 of 5

1 13. The name, ages relationship, and residence of the heir at law and
2 next of kin of the Decedent are as follows:

3

| NAME | AGE | RELATIONSHIP | ADDRESS |
|-------------------|-------|--------------|---|
| 4 Sharon Lee Soto | Adult | Daughter | 6211 Lake Alturas Avenue San Diego, CA 92119 |

5

6 14. The name and residence of the devisee named in the Will of the
7 Decedent, and the relationship of the devisee to the Decedent, so far as known to
8 Petitioner is as follows: Sharon Lee Soto, Successor Trustee of that certain trust
9 known and designated as "THE GERALDINE BERNICE AHMANN LIVING TRUST," dated
10 June 12, 1996.

11 15. The Estate should therefore not be administered upon in the State of
12 Nevada, but rather, the whole thereof should be assigned and set apart to Sharon Lee
13 Soto, Successor Trustee of The Geraldine Bernice Ahmann Living Trust, as the claimant
14 legally entitled thereto, AND GOOD CAUSE APPEARING THEREFOR,

15 IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

16 1. That Decedent's interest in the above-described property comprising
17 Decedent's estate be, and the same hereby is, set aside unto Sharon Lee Soto,
18 Successor Trustee of The Geraldine Bernice Ahmann Living Trust, as the claimant legally
19 entitled thereto.

20 ///

21 ///

1
2
3
4
5
6
7
8
9

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

DATED this 15 day of November, 2006.


DISTRICT COURT JUDGE

06110221.bjp
November 9, 2006

0207043 Book: 448 11/27/2006
Page 114 Page: 5 of 5

| | | |
|---|--|------|
| 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>15</u> day of <u>November</u> , 20 <u>06</u> | | |
| <u>Frances Gale</u> County Clerk and Ex-Officio Court Clerk | | |
| <u>Darryl [Signature]</u> Deputy Clerk | | |

STATE OF NEVADA
DECLARATION OF VALUE FORMRecording requested By
WILSON & BARROWS, LTD

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$18.00

Recorded By: MR RPTT:

Book- 0448 Page- 0110

1. Assessor Parcel Number(s)

a. 005-190-021
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
i. ☐ Other

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property

\$ _____

b. Deed in Lieu of Foreclosure Only (value of property) ()

c. Transfer Tax Value: \$ _____

d. 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 affinity or 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 _____ Capacity Attorney

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)Print Name: Geraldine AhmannAddress: Deceased

City: _____

State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)Print Name: Sharon Lee Soto, TrusteeAddress: 6211 Lake Alturas Ave.City: San DiegoState: CA Zip: 92119**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**Print Name: Richard G. Barrows, Esq. Escrow #: _____Address: WILSON BARROWS & SALYER, 442 Court StreetCity: Elko State: NV Zip: 89801