

DOC # 0231125

04/25/2016

08:00 AM

Official Record

Recording requested By
TYRELL LAW PLLC

Eureka County - NV

Sara Simmons - Recorder

Fee: \$17.00

Page 1 of 4

RPTT:

Recorded By: LH

Book- 590 Page- 0086

RECORDING COVER PAGE

Must be typed or printed clearly in black ink only.

APN# 005-170-55



0231125

TITLE OF DOCUMENT (DO NOT Abbreviate)

Order Proving Last Will and Testament and Order Setting Aside Estate without
Administration

Title of the Document on cover page must be EXACTLY as it appears on the first
page of the document to be recorded.

Recording requested by:

Tyrell Law, PLLC

Return to:

Name Tyrell Law, PLLC

Address 11920 Southern Highlands Parkway, Suite 201

City/State/Zip Las Vegas, NV 89141

When Recorded Mail to:
Mail Tax Statements to:

William F. Van Sant, Jr.

Suzan Kelch

April Van Sant

3660 Dresher Road

Bensalem, PA 19020

COPY

NO.

FILED

APR 08 2016

Eureka County Clerk

By

Amelia

1 OSA

2 ELYSE M. TYRELL, ESQ.

3 Nevada Bar No: 5531

4 TYRELL LAW, PLLC

5 11920 Southern Highlands

6 Parkway, Suite 201

7 Las Vegas, Nevada 89141

8 (702) 382-2210

9 (702) 382-9242 (fax)

10 elyse@probatelawlv.com

11 Attorney for the Petitioner,

12 WILLIAM F. VAN SANT III

13 DISTRICT COURT
14 EUREKA COUNTY, NEVADA

15 In the Matter of the Estate of) CASE NO. PR 1603-342
16 WILLIAM F. VAN SANT, SR., Deceased.) DEPT. NO. 1
17)

18 ORDER PROVING LAST WILL AND TESTAMENT AND ORDER SETTING ASIDE
19 ESTATE WITHOUT ADMINISTRATION

20 Date of Hearing: 04/08/16

21 Time of Hearing: 10:00 a.m.

22 This matter having come on for hearing before the court on the
23 8th day of April, 2016, upon the verified Petition to Prove Last
24 Will and Testament and Petition to Set Aside Estate Without
25 Administration filed by WILLIAM F. VAN SANT III, the grandson of
26 the above-named decedent; the court having considered the same and
27 having found that all allegations contained in said verified
28 petition are true and correct; that proper notice of hearing of
said application was duly given in the manner required by law, and
good cause appearing therefor,

29 NOW, THEREFORE, IT IS HEREBY ORDERED that the document
30 purported to be the Last Will and Testament of WILLIAM F. VAN SANT,
31 SR., dated May 3, 2005 be, and the same is hereby proved to be his
32 Last Will and Testament; and it is

1 FURTHER ORDERED that the total equity value of the decedent's
2 estate does not exceed the sum of \$100,000.00 and, therefore, the
3 decedent's assets, consisting of the real property described
4 herein, is hereby set aside and distributed to the decedent's
5 children, in equal shares, WILLIAM F. VAN SANT, JR., SUZAN KELCH
6 and APRIL VAN SANT, each as to an undivided one-third interest,
7 pursuant to the provisions of the decedent's last will and
8 testament; and it is

9 FURTHER ORDERED that the real property located within Eureka
10 County, Nevada, which is legally described below, shall be vested
11 in the names of WILLIAM F. VAN SANT, JR., SUZAN KELCH and APRIL VAN
12 SANT, each as to an undivided one-third interest, to-wit:

13 **Legal Description:**

14 Township 30 North, Range 48 East, Section 17, South Half of
15 the Northeast Quarter of the Northeast Quarter of the
16 Northwest Quarter of the Northeast Quarter.

17 Assessor's Parcel No: 005-170-55

18 and it is

19 FURTHER ORDERED that, by recording a certified copy of the
20 instant Order, the decedent's real property located within Eureka
21 County, Nevada, which is legally described above, shall be vested
22 in the names of WILLIAM F. VAN SANT, JR., SUZAN KELCH and APRIL

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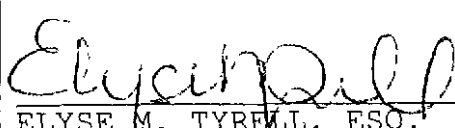
28

1 VAN SANT, each as to an undivided one-third interest.

2
3 DATED and DONE this 8th day of April, 2016.

4
5 
6 DISTRICT COURT JUDGE

7 TYRELL LAW, PLLC

8 
9 ELYSE M. TYRELL, ESQ.
10 11930 Southern Highlands
11 Parkway, Suite 201
12 Las Vegas, NV 89141


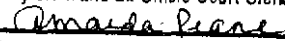
13
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22
23 SEVENTH JUDICIAL DISTRICT COURT,
IN AND FOR COUNTY OF EUREKA,
STATE OF NEVADA

} 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 15th day of April, 2016

County Clerk and Ex-Officio Court Clerk


 Deputy Clerk

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-231125

04/25/2016

08:00 AM

Official Record

1. Assessor Parcel Number(s)

- a. 005-170-55
b.
c.
d.

Recording requested By
TYRELL LAW PLLC

Eureka County - NV

Sara Simmons - Recorder

Page 1 of 3 Fee \$17.00
Recorded By: LH RPTT:
Book- 590 Page- 0086

Date of Recording:
Notes:

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

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 03

b. Explain Reason for Exemption: Transfer pursuant to Last Will and Testament

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: Receptionist for Tyrell Law, PLLC

Signature Capacity:

SELLER (GRANTOR) INFORMATION

Estate of

Print Name: William F. Van Sant, Sr.
Address: 3724 Morrow Drive
City: Bensalem
State: PA Zip: 19020

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: William F. Van Sant, Jr.
Address: 3660 Drescher Road
City: Bensalem
State: PA Zip: 19020

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

Print Name: Tyrell Law, PLLC Escrow #
Address: 11920 Southern Highlands Pkwy Ste. 201
City: Las Vegas State: NV Zip: 89141

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 005-170-55
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 RECORDERS 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 \$ _____

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Signature _____ Capacity: Receptionist for Tyrell Law, PLLC

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

Estate of
Print Name: William F. Vansant, Sr.
Address: 3724 Morrow Drive
City: Bensalem
State: PA Zip: 19020

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

Print Name: Suzan Kelch
Address: 9009 SW 55th Street
City: Ft. Lauderdale
State: FL Zip: 33328

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

Print Name: Tyrell Law, PLLC Escrow # _____
Address: 11920 Southern Highlands Pkwy Ste. 221
City: Las Vegas State: NV Zip: 89141

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 005-170-55
b. _____
c. _____
d. _____

2. Type of Property:

- a. ☒ Vacant Land b. ☐ Single Fam. Res.
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e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
i. ☐ Other

FOR RECORDERS OPTIONAL USE ONLY

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5. Partial Interest: Percentage being transferred: _____ %

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Signature [Signature] Capacity: Receptionist for Tyrell Law, PLLC

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

Estate of
Print Name: William F. Vansant, Sr.
Address: 3724 Morrow Drive
City: Bensalem
State: PA Zip: 19020

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: April Van Sant
Address: 4852 Ocean Heights Ave.
City: Mays Landing
State: NJ Zip: 08330

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

Print Name: Tyrell Law, PLLC Escrow # _____
Address: 11920 Southern Highlands Pkwy Ste 201
City: Las Vegas State: NV Zip: 89141

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



DV-231125
04/25/2016