

EUREKA COUNTY, NV

**2019-239248**

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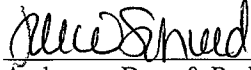
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**07/08/2019 09:33 AM**

ANDERSON, DORN, & RADER, LTD.

LISA HOEHNE, CLERK RECORDER

*This document does not include a  
Social Security Number*



Anderson, Dorn & Rader, Ltd.

**APN: 005-210-24**

**RECORDING REQUESTED BY  
AND RETURN TO:**

Bryce L. Rader, Esq.  
Anderson, Dorn & Rader, Ltd.  
500 Damonte Ranch Parkway, Suite 860  
Reno, Nevada 89521

**MAIL TAX STATEMENT TO:**

Erika Arndt Klimecky  
12411 NE 134<sup>th</sup> Place  
Kirkland, WA 98034

Frank Brett Arndt  
15230 Iguana Street NW  
Ramsey, MN 55303

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**ORDER SETTING ASIDE ESTATE  
WITHOUT FURTHER ADMINISTRATION**

Case No.: PR 1905-456

NO. \_\_\_\_\_ FILED

Dept. No.: \_\_\_\_\_

JUN 21 2019

 ORIGINAL

By *Eureka County Clerk*

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

\*\*\*\*\*

IN THE MATTER OF THE ESTATE  
of  
DANA KEITH ARNDT,  
Deceased.

**ORDER SETTING ASIDE ESTATE  
WITHOUT FURTHER ADMINISTRATION**

Mark S. Arndt, Petitioner in the above-entitled matter, having filed his verified Petition to Set Aside Estate Without Further Administration, and said Petition having come on regularly to be heard on this day, and the Court having examined said Petition and having heard the evidence and proof finds:

That Dana Arndt deceased on August 25, 2018, in Las Vegas, Clark County, Nevada, a resident of Minneapolis, Minnesota, leaving an estate in the jurisdiction of this Court;

That due notice has been given of the hearing of said Petition in the manner and for the time required by law, that no request for Special Notice has been filed herein;

That the asset of said decedent to be aside hereunder is a 40 acre parcel of real property located in Eureka County, Nevada, Assessor Parcel Number 005-210-24,

1 which is more particularly described in Exhibit "1" attached hereto and made a part  
2 hereof, and any other additional property of the decedent that is discovered and not  
3 identified herein whose value, when combined with the estate, does not exceed the  
4 statutory limit;

5 That the decedent left the following surviving heirs:

6 Erika Arndt Klimecky (Daughter)  
7 12411 NE 134<sup>th</sup> Place  
8 Kirkland, WA 98034

Frank Brett Arndt (Son)  
15230 Iguana Street NW  
Ramsey, MN 55303

9 That the decedent left no unpaid debts or obligations; and

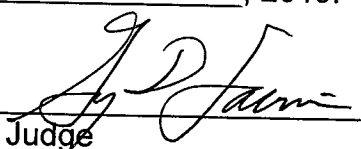
10 That the whole estate should be set aside to the issue of the decedent, Erika  
11 Arndt Klimecky and Frank Brett Arndt, in equal shares.

12 WHEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

13 1. That due Notice of the Hearing on the Petition to Set Aside Estate Under  
14 \$100,000.00 Without Further Administration was given according to law;

15 2. That said estate of Dana Keith Arndt, consisting of the 40 acre parcel of  
16 real property located in Eureka County, Nevada, Assessor Parcel Number 005-210-24,  
17 more particularly described in Exhibit "1", is valued under \$100,000.00, that the same,  
18 together with any additional property of the estate whose value when combined with  
19 the estate does not exceed the statutory limit, is hereby set aside, transferred and  
20 conveyed, as provided in NRS 146.070(2), to Erika Arndt Klimecky and Frank Brett  
21 Arndt, in equal shares.

22 IT IS SO ORDERED this 7<sup>th</sup> day of June, 2019.

23  
24  
25   
District Judge

26 Bryce L. Rader  
27 Nevada Bar No. 8232  
28 Anderson, Dorn & Rader, Ltd.  
500 Damonte Ranch Parkway, Suite 860  
Reno, Nevada 89521  
(775)823-9455  
Attorney for Petitioner

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**INDEX OF EXHIBITS**

Exhibit No.	Description	No. Pages
1.	Legal Description	1

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**EXHIBIT "1"**  
**Description of real property**

Township Thirty (30) North, Range Forty-Eight (48) East, Section Fifteen (15), South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) consisting of Forty (40) acres.

Said property also being described in that certain Joint Tenancy Deed dated February 18, 1979 recorded in the Official Records of the Eureka County, Nevada as Document Number 67907, as follows:

Township 30 North, Range 48 East, M.D.B.&M.  
Section 15: SW1/4 NW1/4 NW1/4

APN: 005-210-24

Per NRS 111.312- The Legal Description above appeared previously in that Deed recorded as Document No. 139954 in the County Records of Eureka County, Nevada.

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

I, the Undersigned County Clerk Recorder and Ex-Officio Clerk of the Seventh Judicial District Court do hereby certify that the foregoing is a true and correct copy of the original on file in my office.

Witness hand and seal of the Seventh Judicial District Court

This 28 day of June 20 19

Eureka County Clerk Recorder and Ex-Officio Court Clerk  
By: [Signature], Deputy Clerk Recorder (Seal Affixed)

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

a) 005-0210-24  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

## 2. Type of Property:

a) <input checked="" type="checkbox"/>	Vacant Land	b) <input type="checkbox"/>	Single Fam Res.
c) <input type="checkbox"/>	Condo/Twnhse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg.	f) <input type="checkbox"/>	Comm'l/Ind'l
g) <input type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input type="checkbox"/>	Other		

### FOR RECORDERS OPTIONAL USE ONLY

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: 3  
b. Explain Reason for Exemption: \_\_\_\_\_  
Transfer of Title pursuant to Court Order dated June 21, 2019

## 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 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 Representative  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Erika Arndt Klimecky, PR  
Address: 12411 NE 134th Place  
City: Kirkland  
State: WA Zip: 98034

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Erika Arndt Klimecky  
Address: 12411 NE 134th Place  
City: Kirkland  
State: WA Zip: 98034

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Anderson, Dorn & Rader Escrow # \_\_\_\_\_  
Address: 500 Damonte Ranch Pkwy #860  
City: Reno State: NV Zip: 89521

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)