

EUREKA COUNTY, NV
LAND-OSE
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REED & MANSFIELD

2022-248765
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RECORDING COVER PAGE

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and avoid printing in the 1" margins of document)

APN# 03-141-11

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)



KATHERINE J. BOWLING, CLERK RECORDER

TITLE OF DOCUMENT
(DO NOT Abbreviate)

ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION

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

RECORDING REQUESTED BY:

Reed & Mansfield, 6655 W. Sahara Ave. B200, Las Vegas, NV 89146

RETURN TO: Name

Reed & Mansfield

Address

6655 W. Sahara Ave. B200

City/State/Zip

Las Vegas, NV 89146

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name

Stephen Long

Address

248 8th St.

City/State/Zip

Lafayette, Oregon 97127

This page provides additional information required by NRS 111.312 Sections 1-2.
To print this document properly, do not use page scaling.
P:\Common\Forms & Notices\Cover Page Template Oct2017

RECEIVED

JUL 22 2022

Eureka County Clerk

FILED
AUG 19 2022
Eureka County Clerk
By *B. Mahoney*

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DOUGLAS A. REED, ESQ.
Nevada Bar #11250
JONATHAN C. REED, ESQ.
Nevada Bar #1454
REED & MANSFIELD
6655 W. Sahara Ave. B-200
Las Vegas, Nevada 89146
(702) 343-0494

e-mail: nevattorney@gmail.com

Attorneys for PETITIONER
STEPHEN LONG

DISTRICT COURT
EUREKA COUNTY, NEVADA

In the Matter of the Estate of)
OTTOS LAVERN LONG, aka,)
OTTOS L. LONG, SR.)
Deceased)

Case No.: PR 2207-073
Dept. No.:

ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION:

This matter came before the Court on August 19, 2022, upon proper Notice and without objection and simultaneously with a Set-Aside Petition concerning the Estate of NINA L. LONG, Deceased.

The Court makes the following findings of fact:

1. The parcel of real estate described below was owned by NINA L. LONG and by OTTOS L. LONG, aka OTTOS L. LONG, SR., aka OTTOS LAVERN LONG as tenants in common.
2. NINA L. LONG died on 2/13/2016; OTTOS L. LONG died on 7/21/2021.

1 3. As a result of the simultaneous Set Aside Proceeding concerning the Estate of NINA L.
2 LONG, her 50% interest in the below described real estate was awarded to the Estate of
3 OTTOS L. LONG, thereby making the Estate of OTTOS L. LONG the 100% owner of this
4 real estate.

5 IT IS HEREBY ORDERED:

[Signature]
D. Ct. Judge

8-19-22

6 1. The property described as:

7 APN: 03-141-11

8 "Township 29 North, Range 48 East, M.D.B & M, Section 29, N: 1/2 SE 1/2 NE 1/2, as shown
9 upon record of survey, of Crescent Valley Ranch and Farms, unit No. 5 filed in the Office
10 of the Eureka County Recorder on November 5, 1959."

11 Is hereby awarded pursuant to Will and Re-Assignment to STEPHEN LONG, son of
12 OTTOS L. LONG.

13 2. This Estate is closed.

14 Respectfully Submitted:
15 REED & MANSFIELD

16
17 *[Signature]*
18 Douglas Reed
19 Nevada Bar No. 11250
20 Jonathan C. Reed
21 Nevada Bar No. 1454
22 6655 W. Sahara Ave. B200
23 Las Vegas, Nevada 89146
24 Attorney for Petitioner

25
26
27
28 SEVENTH JUDICIAL DISTRICT COURT
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 16th day of SEPTEMBER 20 22

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. 03-141-11
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 \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 5
b. Explain Reason for Exemption: spouse to spous

5. Partial Interest: Percentage being transferred: 100 %
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: Lawyer
Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Estate of Ottos Long
Address: 245 8th St
City: Lafayette
State: Oregon Zip: 97127

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Stephen Long
Address: 245 8th St.
City: Lafayette
State: Oregon Zip: 97127

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

Print Name: Reed & Mansfield Escrow # _____
Address: 6655 W. Sahara Ave. B200
City: Las Vegs State: NV Zip: 89146