

EUREKA COUNTY, NV  
LAND-USE  
Rec:\$37.00  
Total:\$37.00  
REED & MANSFIELD

**2022-248766**  
09/16/2022 01:02 PM  
Pgs=4

## RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only  
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/assrrealprop/owner.aspx>)



00016512202202487660040040

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

AUG 19 2022

By: *[Signature]*  
Eureka County Clerk

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  
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Attorneys for PETITIONER  
STEPHEN LONG

DISTRICT COURT  
EUREKA COUNTY, NEVADA

In the Matter of the Estate of  
NINA L. LONG

Case No.: PR 2207-072

Deceased

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 OTTOS L. LONG, aka, OTTOS L. LONG, SR., aka OTTOS LAVERN 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.
3. As a result of this Set Aside Proceeding concerning the Estate of NINA L. LONG, her 50% interest in the below described real estate is awarded to the Estate of OTTOS L. LONG, thereby making the Estate of OTTOS L. LONG the 100% owner of this real estate, but

1 because this Set-Aside is proceeding simultaneously with that of OTTOS L. LONG, the  
2 effect of both Set-Asides is to award the property to the person awarded the property in  
3 the OTTOS L. LONG Set-Aside.

4 IT IS HEREBY ORDERED:

*Gay D. Jauman* 8-19-22  
D. Ct. Judge

5 1. The property described as:

6 APN: 03-141-11

7 "Township 29 North, Range 48 East, M.D.B & M, Section 29, N: ½ SE ¼ NE ¼, as shown  
8 upon record of survey, of Crescent Valley Ranch and Farms, unit No. 5 filed in the Office  
9 of the Eureka County Recorder on November 5, 1959."

10 Is hereby awarded pursuant to STEPHEN LONG, son of OTTOS L. LONG aka OTTOS L.  
11 LONG, SR.

12 2. This Estate is closed.

13 Respectfully Submitted:  
14 REED & MANSFIELD

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

23 SEVENTH JUDICIAL DISTRICT COURT  
24 IN AND FOR THE COUNTY OF EUREKA } SS  
25 STATE OF NEVADA

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

Witness hand and seal of the Seventh Judicial District Court  
This 11th 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 spouse

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 Nina Long  
Address: 245 8th St  
City: Lafayette  
State: Oregon Zip: 97127

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

Print Name: Estate of Ottos 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  
Address: 6655 W. Sahara Ave. B200  
City: Las Vegas

Escrow # \_\_\_\_\_  
State: NV Zip: 89146