

APN# 005-130-29

EUREKA COUNTY, NV
LAND-OSE
Rec:\$37.00
Total:\$37.00
MARSH LAW PLLC

2023-251362
12/22/2023 01:43 PM
Pgs=5

Recording Requested by:

Name: Marsh Law PLLC

Address: 107 N. Main Street

City/State/Zip: Yerington, NV 89447



00019322202302513620050051

KATHERINE J. BOWLING, CLERK RECORDER

Mail Tax Statements to:

Name: Ashley Sears Vickers

Address: 1115 Westfarthing Way NW

City/State/Zip: Salem, OR 97304

Order Setting Aside Estate
Without Administration

**Title of Document
(Required Field)**

**The Undersigned Hereby Affirms That This Document Submitted For Recording
Contains Personal Information As Required By Law: (check applicable)**

- Affidavit of Death - NRS 440.380 (1)(A) and NRS 40.525 (5)**
- Judgment - NRS 17.150 (4)**
- Military Discharge - NRS 419.020 Sec. (2)**

Signature

Wayne A. Pederson, Esq.

Print Name

Capacity

If there is no applicable State or Federal Law, Personal Information must be removed prior to recording.

FILED

2023 DEC 11 PM 12:09

CLERK OF DISTRICT COURT
THIRD JUDICIAL DISTRICT
LORIKAYS DEPUTY

1 CASE NO. 23-PT-1927

2 DEPT. NO. I

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IN THE THIRD JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

7

IN AND FOR THE COUNTY OF LYON

8

9 In the Matter of the Estate of
10 BILLY RAY SEARS aka
11 BILLY R. SEARS aka
12 BILLY SEARS aka
13 BILL R. SEARS,

**ORDER SETTING ASIDE ESTATE
WITHOUT ADMINISTRATION**

12

Deceased.

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The Petition to Set Aside Estate Without Administration of ASHLEY VICKERS, by and through her attorney, WAYNE A. PEDERSON, ESQ. of MARSH LAW PLLC, was filed on the 1st day of December, 2023. Due notice of the Petition appears to have been given in the manner required by law. Petitioner seeks to have the estate of the Decedent set aside without administration, in the County of Lyon, State of Nevada pursuant to N.R.S. 136.010(1) (see 82nd Leg. Session 2023 revision passed on July 1st, 2023), Jurisdiction of the Settlement of the Estate of a Decedent may be assumed in the District Court of any County in this State if; (b) any part of the estate of the Decedent is located in this State.

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Further, after payment of Attorney's fees and costs, pursuant to N.R.S. 146.070 and the terms of the Last Will and Testament of Bill R. Sears, dated October 17th, 2018, the Decedent's estate should be set aside to Decedent's natural children and daughters, ASHLEY SEARS VICKERS and NATALIE SEARS.

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The Court finds:

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1. The Decedent died on or about July 7th, 2023, at his residence located at 475 Browning Ave. SE, in Salem, County of Marion, State of Oregon and left an estate in the County of

1 Eureka, State of Nevada, consisting of real property only.

2 2. It appears to the satisfaction of the Court that the estate of the Decedent has no
3 outstanding claims or liens against it.

4 3. A specific description of the Decedent's real property is as follows:

5 **REAL PROPERTY**

6 Real property located in Eureka County, Nevada, with an approximate value of
7 \$5,878.00.

8 A.P.N. #005-130-29

9 20 acres more or less S 1/2 of NW 1/4 Section 31
10 Township 31N Range 50E 005-130-29
11 Subject to: State of Nevada and County of Eureka
Codes and Matters of Record
Subject to land contract dated May 21, 1981

12 **APPROXIMATE VALUE OF THE ESTATE: \$5,878.00**

13 NOW THEREFOR;

14 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that Attorney's fees and costs
15 owed to WAYNE A. PEDERSON, ESQ., of MARSH LAW PLLC, in the amount of \$2,500.00, less
16 the initial retainer fee paid in the amount of \$1,250.00, leaving a balance due in the amount of
17 \$1,250.00, be allowed and paid; and

18 IT IS HEREBY FURTHER ORDERED, ADJUDGED AND DECREED that said estate,
19 as delineated above, be set aside to pursuant to N.R.S. 146.070 and the terms of the Last Will and
20 Testament of Bill R. Sears, dated October 17th, 2018, to Decedent's natural children and daughters,
21 ASHLEY SEARS VICKERS, a married woman as her sole and separate property; and, NATALIE
22 SEARS, an unmarried woman, as tenants in common; and

23 ////
24 ////
25 ////
26 ////
27 ////
28 ////

1 IT IS HEREBY FURTHER ORDERED, ADJUDGED AND DECREED that the recording
2 of this Order shall constitute a full conveyance of the real property owned by the Decedent at his
3 death together with any attendant rights thereto, as delineated above, and that no further
4 administration of the estate is necessary.

5 DATED this 11th of December, 2023.

6 Mail Tax Statement to:
7 ASHLEY VICKERS, et al
8 1115 Westfarthing Way NW
9 Salem, OR 97304


DISTRICT COURT JUDGE



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CERTIFIED COPY

The document to which this certificate is attached, is a full, true and correct copy of the original on the file and of record in my office.

Date: December 11, 2023

Andrea Andersen, Court Administrator
Third Judicial District Court of the State of Nevada, in and for Lyon County.

BY: Josi Kaye
Deputy

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 005-130-29
 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: _____ (please specify) | | |

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 real property pursuant to the District Court's Order Setting Aside Estate Without Administration.

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 Attorney
 Signature WAYNE A. PEDERSON Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Estate of Billy Ray Sears
 Address: 1115 Westfarthing Way NW
 City: Salem
 State: OR Zip: 97304

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Ashley Sears Vickers, et. al.
 Address: 1115 Westfarthing Way NW
 City: Salem
 State: OR Zip: 97304

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Marsh Law PLLC Escrow # N/A
 Address: 107 N. Main Street
 City: Yerington State: NV Zip: 89447

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)