

A.P.N. No.:	1320-32-713-006
File No.:	
Recording Requested By:	
When Recorded Mail To:	
Karol Aure Flynn, Successor Trustee of the Lani J. Jorgensen Declaration of Trust established July 27, 2017	
22166 Ave 168	
Porterville, CA 93257	

(for recorders use only)

**Order Setting Aside Estate Without Administration
(Title of Document)**

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: _____
(State specific law)



Signature

M. Bowlen
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1 - 2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

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CASE NO. 2023-PB-00103

DEPT. II

RECEIVED
DEC 11 2023
Douglas County
District Court Clerk

FILED
2023 DEC 11 PM 1:41
BOBBIE R. WILLIAMS
CLERK
E.A. WILLIAMS
DEPUTY

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF DOUGLAS

In the Matter of the Estate of

LANI J. JORGENSEN,

Deceased.

**ORDER SETTING ASIDE ESTATE
WITHOUT ADMINISTRATION**

This matter came before the Court for a hearing on December 11, 2023 on the *Petition to Set Aside Estate Without Administration (NRS 146.070)* that was filed by Petitioner, Karol Aure Flynn, on August 17, 2023 to set aside the estate of the Decedent, LANI J. JORGENSEN.

NRS 146.070(1)(b) states as follows:

If a decedent's will directs that all or part of the decedent's estate is to be distributed to the trustee of a nontestamentary trust established by the decedent and in existence at the decedent's death, the portion of the estate subject to such direction may be set aside without administration. Any portion of a decedent's estate set aside to the nontestamentary trust pursuant to this paragraph is subject to creditors of the estate unless the petitioner provides proof to the court that the trustee has published or mailed the requisite notice to such creditors on behalf of the nontestamentary trust and settlor pursuant to NRS 164.025.

It appearing to the satisfaction of the Court that a verified petition to set aside the Nevada Estate of the above-named Decedent without administration has been filed, and that notice of the petition and the time and place of the hearing thereon has been duly given in the manner required by law, and that no one has objected or presented any reason why said Petition should not be granted;

THE COURT HEREBY FINDS AS FOLLOWS:

1. The Decedent died on May 14, 2021.
2. Decedent left a Last Will and Testament ("Will") dated July 27, 2017 and the

1 LANI J. JORGENSEN DECLARATION OF TRUST (“Trust”) also established on July 27, 2017.

2 3. Decedent’s Will directs that all of decedent’s separate property estate is to be
3 distributed to the Trustee of Decedent’s nontestamentary Trust that was established by Decedent
4 and in existence at the time of Decedent’s death.

5 4. Petitioner is the successor trustee and acting trustee of the Trust.

6 5. The only separate property asset located in Nevada known to Petitioner at the time
7 of Decedent’s death is a modified Note and corresponding Deed of Trust with Assignment of
8 Rents. The Deed of Trust was recorded on April 22, 2008, Book 0408, Page 5383, Document No.
9 0721930 Official Records of Douglas County, Nevada and names Lynne Cauley, Trustee of the
10 Lynne L. Cauley Family Trust, dated February 4, 2008 as Trustor, Stewart Title of Nevada
11 Holdings as Trustee and Lani Jorgensen as the Beneficiary.

12 6. Petitioner duly served and published the notice to creditors as required by NRS
13 147.010 and NRS 155.020.

14 7. The time for creditors to file claims has elapsed and no creditor claims have been
15 filed in this matter.

16 THE COURT HEREBY ORDERS, ADJUDGES AND DECREES AS FOLLOWS:

17 Based on the foregoing, the aforementioned modified Note and Deed of Trust that was
18 recorded on April 22, 2008, Book 0408, Page 5383, Document No. 0721930 Official Records of
19 Douglas County shall be and are hereby set aside to the Petitioner Karol Aure Flynn as the
20 successor and current Trustee of the LANI J. JORGENSEN DECLARATION OF TRUST
21 established July 27, 2017.

22 IT IS SO ORDERED.

23 Dated this 11th day of December, 2023.


DISTRICT COURT JUDGE

24
25 Submitted by:
26 Michael L. Matuska, Esq., SBN 5711
27 MATUSKA LAW OFFICES, LTD.
28 2310 S. Carson Street, #6
Carson City, NV 89701
Attorney for Petitioner

COPY

CERTIFIED COPY

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

DATE 12-11-2023

BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, In and for the County of Douglas,

By [Signature] Deputy