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| 1 | When Recorded Mail To: |
| Karol Aure F | lynn, Successor Trustee of the Lani J. |
| Jorgensen D | eclaration of Trust established July |
| 27, 2017 | • |
| 22166 Ave 1 | 68 |
| Porterville, C | A 93257 |
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DOUGLAS COUNTY, NV
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STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

(for recorders use only)

Order Setting Aside Estate Without Administration (Title of Document)

Please complete Affirmation Statement below:

| \bowtie | I the undersigned hereby affirm that the attached document, including any exhibits, hereby |
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| | 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 |
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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.

M. Bowlen Print Signature

(Additional recording fee applies)

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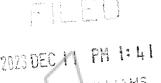
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DEC 1 1 2023

Douglas County District Court Clerk



CLERK E.A. WILLIAMS

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

II

LANI J. JORGENSEN,

CASE NO.

DEPT.

Deceased.

2023-PB-00103

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

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

- 3. Decedent's Will directs that all of decedent's separate property estate is to be distributed to the Trustee of Decedent's nontestamentary Trust that was established by Decedent and in existence at the time of Decedent's death.
 - 4. Petitioner is the successor trustee and acting trustee of the Trust.
- 5. The only separate property asset located in Nevada known to Petitioner at the time of Decedent's death is a modified Note and corresponding Deed of Trust with Assignment of Rents. The Deed of Trust was recorded on April 22, 2008, Book 0408, Page 5383, Document No. 0721930 Official Records of Douglas County, Nevada and names Lynne Cauley, Trustee of the Lynne L. Cauley Family Trust, dated February 4, 2008 as Trustor, Stewart Title of Nevada Holdings as Trustee and Lani Jorgensen as the Beneficiary.
- 6. Petitioner duly served and published the notice to creditors as required by NRS 147.010 and NRS 155.020.
- 7. The time for creditors to file claims has elapsed and no creditor claims have been filed in this matter.

THE COURT HEREBY ORDERS, ADJUDGES AND DECREES AS FOLLOWS:

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

IT IS SO ORDERED.

Dated this 11th day of December, 2023.

DISTRICT COUR FJUDG

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Submitted by:

Michael L. Matuska, Esq., SBN 5711

MATUSKA LAW OFFICES, LTD.

2310 S. Carson Street, #6

Carson City, NV 89701

Attorney for Petitioner

