

APN# 1320-29-116-002



SHAWNYNE GARREN, RECORDER

Recording Requested by/Mail to:

Name: Vander Laan Law Firm LLC

Address: 1618-B US Hwy 395 N

City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: TERRI CHRISTINE JONES

Address: 1411 Glenwood Drive

City/State/Zip: Gardnerville, NV 89460

order

Title of Document (required)

Please complete the Affirmation Statement below:

The undersigned hereby affirms that the document submitted for recording DOES contain personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380 (1)(A) & NRS 40.525 (5)
- Military Discharge – NRS 419.020 (2)
- Other NRS _____ (state specific law)

-OR-

I the undersigned hereby affirm the attached document, including any exhibits, hereby submitted for recording does NOT contain the personal information of any person(s). (Per NRS 239B.030)

Signature

NATALIA VANDER LAAN

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

FILED

1 Case No.: 2024-PB-00092

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2 Dept.: II

AUG 12 2024

REBECCA EDWARDS
CLERK

**Douglas County
District Court Clerk**

BY *S. Fry* DEPUTY

6 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA,**

7 **IN AND FOR THE COUNTY OF DOUGLAS**

8 In the Matter of the Estate of:

10 **DAVID ROGER JONES,**
11 Date of Death: June 21, 2024,

**ORDER ASSIGNING AND SETTING
ASIDE DECEDENT'S ESTATE
WITHOUT ADMINISTRATION**

12 Decedent.

14 UPON REVIEW of the verified Petition to Assign and Set Aside Decedent's Estate Without
15 Administration submitted by the Petitioner, the same having come before the above-entitled Court for
16 a hearing on August 12, 2024, and it appearing to the satisfaction of the Court that proper Notice of
17 Hearing of this matter has been duly given in the manner required by law; that all allegations contained
18 in the verified petition are true and correct, and that this Court is the proper court in this matter;

20 THIS COURT FINDS that DAVID ROGER JONES (hereinafter "Decedent") died on June
21 21, 2024, in Minden, county of Douglas, state of Nevada.

22 THIS COURT FURTHER FINDS that pursuant to his Death Certificate on file with the Court
23 and incorporated herein by reference, the Decedent was, at the date of his death, a resident of Minden,
24 county of Douglas, state of Nevada, and he left an estate in Nevada consisting of real property and
25 tangible and intangible personal property subject to probate administration. Therefore, this Court is
26

1 the proper Court.

2 THIS COURT FURTHER FINDS that the Decedent died leaving a Last Will and Testament
3 that was lodged with this Court on July 9, 2024, and is on file with the Court and incorporated herein
4 by reference. Said Will was executed in compliance with NRS 133. Therefore, the Decedent died
5 testate.

6
7 THIS COURT FURTHER FINDS that TERRI CHRISTINE JONES, is a resident of
8 Gardnerville, county of Douglas, state of Nevada (1411 Glenwood Drive, Gardnerville, NV 89460),
9 and is the daughter of the Decedent. Article 3.2 of the Decedent's Last Will and Testament appoints
10 Petitioner, TERRI CHRISTINE JONES, as the Personal Representative of the Decedent's Estate in
11 case the Decedent's Wife is unable to act as Personal Representative. The Decedent's Wife is
12 deceased.

13 THIS COURT FURTHER FINDS that the names, ages, and residences of the heirs and
14 devisees of the Decedent, so far as known to the Petitioner, are:

15 The Decedent was unmarried.

16 The Decedent had two living children:

17 TERRI CHRISTINE JONES, adult, 1411 Glenwood Drive, Gardnerville, NV 89460.
18 Petitioner herein, and,

19 CAROL LEANN CLONEY, adult, 1465 Edlesborough Circle, Gardnerville, NV 89410.

20 The devisees are, in addition to the Decedent's children:

21 MIKAYLA CLONEY, adult, 1465 Edlesborough Circle, Gardnerville, NV 89410, and,

22 ZOE CLONEY adult, 1465 Edlesborough Circle, Gardnerville, NV 89410.

23
24 THIS COURT FURTHER FINDS that the total value of the probate estate is more than One
25 Hundred Thousand Dollars (\$100,000.00) but less than One Million Dollars (\$1,000,000.00). The
26

1 character of the property of the Estate is real property and tangible and intangible personal property

2 A specific description and the value of all the property of the Decedent is as follows:

3 Real Property located at 1819 Bougainvillea Drive, Minden NV 89423 (APN: 1320-29-116-
4 002; Legal Description: *LOT 223 AS SHOWN ON THE OFFICIAL PLAT OF WINHAVEN,
5 UNIT NO. 6, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF
6 DOUGLAS COUNTY, NEVADA ON AUGUST 4, 1994, IN BOOK 894 OF OFFICIAL
7 RECORDS AT PAGE 692, AS DOCUMENT NO. 343273*); approximate value: \$585,000.00

8 the value of this asset was determined based on the listing price by the real estate agent; and,
9 Fidelity account; account #: ***5569; approximate value: \$207,057.90; the value of this asset
10 is determined based on the face value of this asset.
11

12 THIS COURT FURTHER FINDS that so far as is known to the Petitioner there is mortgage
13 of record against the property of the Decedent at the date of the Decedent's death. The mortgage will
14 be paid off once the real property is sold as part of the Trust administration.
15

16 THIS COURT FURTHER FINDS that so far as is known to the Petitioner there are no known
17 liens of record against the property of the Decedent at the date of the Decedent's death.

18 THIS COURT FURTHER FINDS that there are debts of the Decedent or the Decedent's
19 Trust known to the Petitioner at the time of the filing of this Petition:

20 Chase credit card; approximately \$3,500.00; this creditor agreed to receive payment when the
21 trust administration concludes;

22 Two small medical bills that will be paid off by the Petitioner.

23 THIS COURT FURTHER FINDS that even though Petitioner incurred expenses on behalf of
24 the Estate, she is not seeking a reimbursement.
25

26 THIS COURT FURTHER FINDS that the following property shall be set aside pursuant to
27

1 NRS 146.070(2):

2 Real Property located at 1819 Bougainvillea Drive, Minden NV 89423 (APN: 1320-29-116-
3 002; Legal Description: *LOT 223 AS SHOWN ON THE OFFICIAL PLAT OF WINHAVEN,
4 UNIT NO. 6, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF
5 DOUGLAS COUNTY, NEVADA ON AUGUST 4, 1994, IN BOOK 894 OF OFFICIAL
6 RECORDS AT PAGE 692, AS DOCUMENT NO. 343273*); and,
7

8 Fidelity account; account #: ***5569; and,
9 and any after-discovered assets.

10 THIS COURT FURTHER FINDS that no property shall be set aside pursuant to NRS
11 146.070(3).

12 THIS COURT FURTHER FINDS that the attorney's fees in the amount of \$4,500.00 (a
13 flat fee of \$4,500.00 calculated based on the hourly rate of \$400.00) and costs in the amount of
14 \$1,046.75 (\$552.50 filing fee and \$494.25 publication cost; miscellaneous mailing and travel costs
15 are waived) are reasonable pursuant to the agreement for legal services entered between the
16 Petitioner and Vander Laan Law Firm on July 9, 2024, on file with the Court and incorporated
17 herein by reference.
18

19 THIS COURT FURTHER FINDS that Pursuant to N.R.S. 146.070(1)(b), "*[a]ll or part of
20 the estate of a decedent may be set aside without administration by the order of the court (...) [i]f a
21 decedent's will directs that all or part of the decedent's estate is to be distributed to the trustee of a
22 nontestamentary trust established by the decedent and in existence at the decedent's death, the portion
23 of the estate subject to such direction may be set aside without administration.*"
24

25 THIS COURT FURTHER FINDS that pursuant to the Decedent's Last Will and Testament
26 specifically Articles 2.2 and 2.3, the Decedent's entire estate, real and personal property, shall be set
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1 aside to the Trustee of THE JONES FAMILY TRUST AGREEMENT, dated November 28, 2012
2 (“2.2: “I give all of my personal property not effectively disposed of by such written statement or list
3 to the trustees of THE JONES FAMILY TRUST to be distributed in accordance with THE JONES
4 FAMILY TRUST AGREEMENT, as amended if amended.” And 2.3: “I give all real property to the
5 trustees of THE JONES FAMILY TRUST, in trust, to be distributed in accordance with THE JONES
6 FAMILY TRUST AGREEMENT, as amended if amended.”).

8 THIS COURT FURTHER FINDS that pursuant to Article 2.2 (a) of THE JONES FAMILY
9 TRUST AGREEMENT, dated November 28, 2012, Petitioner, TERRI CHRISTINE JONES, is the
10 current Trustee of THE JONES FAMILY TRUST AGREEMENT, dated November 28, 2012.

11 THIS COURT FURTHER FINDS that TERRI CHRISTINE JONES, as the current Trustee
12 of THE JONES FAMILY TRUST AGREEMENT, dated November 28, 2012, is the only distributee
13 pursuant to the Decedent’s Last Will and Testament, specifically Articles 2.2 and 2.3, and the
14 following property:

15 Real Property located at 1819 Bougainvillea Drive, Minden NV 89423 (APN: 1320-29-116-
16 002; Legal Description: *LOT 223 AS SHOWN ON THE OFFICIAL PLAT OF WINHAVEN,
17 UNIT NO. 6, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF
18 DOUGLAS COUNTY, NEVADA ON AUGUST 4, 1994, IN BOOK 894 OF OFFICIAL
19 RECORDS AT PAGE 692, AS DOCUMENT NO. 343273*); and,

20 Fidelity account; account #: ***5569; and,

21 and any after-discovered assets., shall be distributed to TERRI CHRISTINE JONES, as the
22 current Trustee of THE JONES FAMILY TRUST AGREEMENT, dated November 28, 2012,
23 pursuant to the Decedent’s Last Will and Testament and pursuant to N.R.S. 146.070(1)(b).
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1 Therefore, based on the foregoing and good cause appearing,

2 **IT IS HEREBY ORDERED** that Petition to Assign and Set Aside Decedent's Estate
3 Without Administration submitted by the Petitioner is GRANTED;

4 **IT IS FURTHER ORDERED** that Petitioner is granted full authority to execute any
5 documentation necessary for administering the affairs of the Estate and no bond is required;

6 **IT IS HEREBY FURTHER ORDERED** that reasonable attorney's fees of \$4,500.00 and
7 the costs of filing fees and publication in the amount of \$1,046.75 to Vander Laan Law Firm LLC
8 are confirmed and ordered to be paid from the estate of the Decedent, DAVID ROGER JONES;

9 **IT IS HEREBY FURTHER ORDERED** that, after the payment of the attorney's fees and
10 costs, the entire estate of DAVID ROGER JONES, including the following property:

11
12 Real property located at 1819 Bougainvillea Drive, Minden NV 89423 (APN: 1320-29-116-
13 002; Legal Description: *LOT 223 AS SHOWN ON THE OFFICIAL PLAT OF WINHAVEN,*
14 *UNIT NO. 6, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF*
15 *DOUGLAS COUNTY, NEVADA ON AUGUST 4, 1994, IN BOOK 894 OF OFFICIAL*
16 *RECORDS AT PAGE 692, AS DOCUMENT NO. 343273);*

17 Fidelity account; account #: ***5569; and,

18
19 and any after-discovered assets, shall be assigned and set aside to TERRI CHRISTINE
20 JONES, as the Trustee of THE JONES FAMILY TRUST AGREEMENT, dated November 28,
21 2012, pursuant to the Decedent's Last Will and Testament and pursuant to N.R.S. 146.070(1)(b);
22 and,

23 **IT IS FURTHER ORDERED** that Petitioner is authorized to transfer by Administrator's
24 Deed the entire Decedent's interest in that certain real property located at 1819 Bougainvillea Drive,
25 Minden NV 89423 (APN: 1320-29-116-002; Legal Description: *LOT 223 AS SHOWN ON THE*
26

1 OFFICIAL PLAT OF WINHAVEN, UNIT NO. 6, FILED FOR RECORD IN THE OFFICE OF THE
2 COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON AUGUST 4, 1994, IN BOOK 894
3 OF OFFICIAL RECORDS AT PAGE 692, AS DOCUMENT NO. 343273), outright, to TERRI
4 CHRISTINE JONES, as the Trustee of THE JONES FAMILY TRUST AGREEMENT, dated
5 November 28, 2012, pursuant to the Decedent's Last Will and Testament and pursuant to N.R.S.
6 146.070(1)(b).
7

8 **IT IS SO ORDERED.**

9 DATED this August 12, 2024.

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11 
12 DISTRICT JUDGE

13 Submitted by:
14 Natalia K. Vander Laan, Esq.
15 Attorney for Petitioner
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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 August 12, 2024

REBECCA EDWARDS, Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By S.F. Deputy