

APN# 1420-33-810-062



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: GREGORY PAUL LAWSON

Address: 5452 Marion Ave

City/State/Zip: Cypress, CA 90630

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 KAROLINA VANDER LAAN

Printed Name

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

1 Case No.: 2024-PB-00078

2 Dept.: II

**RECEIVED**

**JUL 29 2024**

Douglas County  
District Court Clerk

FILED  
2024 JUL 29 PM 1:42  
DEPUTY

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5  
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:

9  
10 **JEF LYNN LAWSON,**  
11 Date of Death: March 13, 2013,

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

12 Decedent.  
13

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 July 29, 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;

19  
20 THIS COURT FINDS that JEF LYNN LAWSON (hereinafter "Decedent") died on March  
21 13, 2013, in Anaheim Hills, county of Orange, state of California. The Decedent was, at the date of  
22 her death, a resident of Anaheim Hills, county of Orange, state of California. The Decedent left an  
23 estate in Nevada consisting of real property, subject to this probate proceeding. Therefore, this Court's  
24 jurisdiction is proper pursuant to NR 136.010(a).  
25  
26  
27

1 THIS COURT FURTHER FINDS that the Decedent died leaving a Last Will and Testament  
2 that was lodged with this Court and is on file with the Court. Said Will was executed in compliance  
3 with NRS 133. Therefore, the Decedent died testate and her estate is subject to probate consistent  
4 with the terms and provisions of the above-referenced Will.

5 THIS COURT FURTHER FINDS that Petitioner, GREGORY PAUL LAWSON  
6 (5452 Marion Ave, Cypress, CA 90630), is a resident of Cypress, state of California, and is the  
7 surviving husband of the Decedent. Article 3.1 of the Decedent's Last Will and Testament appoints  
8 Petitioner as the Personal Representative of the Decedent's Estate.

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

11 The Decedent was married to Petitioner, GREGORY PAUL LAWSON, at the time of her  
12 death.  
13

14 The Decedent had two living children:

15 AMY LYNN LAWSON, address unknown. Petitioner has had no contact with Amy since  
16 2016 or 2017. Petitioner believes that Amy is a homeless drug addict. Amy has had no  
17 permanent address, no phone, and no social media presence since approximately 2016 or  
18 2017. She has had no contact with any relatives. Petitioner attempted to look for Amy as  
19 did other relatives but to no avail. Petitioner believes that at some point, Amy was living  
20 on the streets of Bakersfield and was in Kern County jail around 2017. Petitioner even  
21 reached out to Amy's ex-husband with the understanding that he would be notified if Amy  
22 was deceased, but there was no response from him. Petitioner is not aware of any way to  
23 locate Amy and consequently, she was served by publication.  
24

25 GRANT PAUL LAWSON, 1619 Bertram Dr., Mansfield, TX 76063.  
26

1 The Decedent had no deceased children with living descendants.

2 The Decedent's children are served in abundance of caution only, as the Trust is the sole  
3 beneficiary of the probate Estate.

4 THIS COURT FURTHER FINDS that the total value of the probate estate is more than One  
5 Hundred Thousand Dollars (\$100,000.00) but less than Two Hundred Thousand (\$200,000.00). A  
6 specific description and the value of all the property of the Decedent is as follows:  
7

8 25% interest in real property located at 1336 Johnson Lane, Gardnerville, Nevada (APN:  
9 1420-33-810-062; legal description: *Lot 11 of IDLE ACRES subdivision as shown on the*  
10 *Official map thereof, filed in the Office of the County Recorder of Douglas County Nevada,*  
11 *on April 5, 1960 in Book 1, of maps, Document No. 15812)* as Mort and Lois Brown, the  
12 Decedent's parents, transferred all their interest in this real property to the Decedent and her  
13 three siblings ("*Jef Lawson, Kyle Whitmore, Lori Triplett, Traci Clark*").

14 The value of all the property was determined based on information provided by Zillow.  
15 Petitioner did not obtain an official appraisal because for the purpose of set aside proceeding pursuant  
16 to Nevada Revised Statute 146.070(1)(b) the value of the estate is not relevant as estate of any value  
17 can be subject to set aside proceeding pursuant to Nevada Revised Statute 146.070(1)(b).  
18

19 The character of the property of the Estate is real property and all is separate property of the  
20 Decedent.

21 THIS COURT FURTHER FINDS that there are no known liens of record against the property  
22 of the Decedent at the date of the Decedent's death.

23 THIS COURT FURTHER FINDS that there is no mortgage of record against the property of  
24 the Decedent at the date of the Decedent's death.

25 THIS COURT FURTHER FINDS that there are no debts of the Decedent.  
26

1 THIS COURT FURTHER FINDS that even though Petitioner incurred expenses on behalf of  
2 the Estate, he is not seeking a reimbursement.

3 THIS COURT FURTHER FINDS that the following property shall be set aside pursuant to  
4 NRS 146.070(2):

5 25% interest in real property located at 1336 Johnson Lane, Gardnerville, Nevada (APN:  
6 1420-33-810-062; legal description: *Lot 11 of IDLE ACRES subdivision as shown on the*  
7 *Official map thereof, filed in the Office of the County Recorder of Douglas County Nevada,*  
8 *on April 5, 1960 in Book 1, of maps, Document No. 15812).*

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

11 THIS COURT FURTHER FINDS that the attorney's fees in the amount of \$4,000.00 (a  
12 flat fee of \$4,000.00 calculated based on the hourly rate of \$400.00) and costs in the amount of  
13 \$872.50 (\$299.50 filing fee; \$543.00 publication cost; \$30.00 mailing; miscellaneous mailing  
14 costs and travel costs are waived) are reasonable pursuant to the agreement for legal services  
15 entered between the Petitioner and Vander Laan Law Firm on April 30, 2024.

16 THIS COURT FURTHER FINDS that GREGORY PAUL LAWSON, is the current  
17 Trustee of the LAWSON FAMILY TRUST, dated March 25, 2011, pursuant to Article 7.1 of the  
18 LAWSON FAMILY TRUST, dated March 25, 2011.

19 THIS COURT FURTHER FINDS that GREGORY PAUL LAWSON, as the Trustee of  
20 the LAWSON FAMILY TRUST, dated March 25, 2011, is the only distributee pursuant to the  
21 Decedent's Last Will and Testament, specifically Article 2.1, and the following property: the  
22 Decedent's 25% interest in real property located at 1336 Johnson Lane, Gardnerville, Nevada  
23 (APN: 1420-33-810-062; legal description: *Lot 11 of IDLE ACRES subdivision as shown on the*  
24  
25  
26

1 *Official map thereof, filed in the Office of the County Recorder of Douglas County Nevada, on April*  
2 *5, 1960 in Book 1, of maps, Document No. 15812), and any after-discovered assets, shall be*  
3 distributed to GREGORY PAUL LAWSON, as the Trustee of the LAWSON FAMILY TRUST,  
4 dated March 25, 2011, pursuant to the Decedent's Last Will and Testament and pursuant to N.R.S.  
5 146.070(1)(b).  
6

7  
8 Therefore, based on the foregoing and good cause appearing,

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

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

13 **IT IS HEREBY FURTHER ORDERED** that reasonable attorney's fees of \$4,000.00 and  
14 the costs of filing fees and publication in the amount of \$872.50 to Vander Laan Law Firm LLC  
15 are confirmed and ordered to be paid from the estate of the Decedent, JEF LYNN LAWSON, less  
16 submitted retainer;  
17

18 **IT IS HEREBY FURTHER ORDERED** that, after the payment of the attorney's fees and  
19 costs, the entire estate of JEF LYNN LAWSON, including the following property: the Decedent's  
20 entire interest in real property located at 1336 Johnson Lane, Gardnerville, Nevada (APN: 1420-33-  
21 810-062; legal description: *Lot 11 of IDLE ACRES subdivision as shown on the Official map thereof,*  
22 *filed in the Office of the County Recorder of Douglas County Nevada, on April 5, 1960 in Book 1, of*  
23 *maps, Document No. 15812), and any after-discovered assets, shall be assigned and set aside to*  
24 GREGORY PAUL LAWSON, as the Trustee of the LAWSON FAMILY TRUST, dated March  
25

1 25, 2011, pursuant to the Decedent's Last Will and Testament and pursuant to N.R.S.  
2 146.070(1)(b).

3 **IT IS SO ORDERED.**

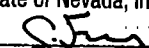
4 DATED this July 29, 2024.

5  
6   
7 DISTRICT JUDGE

8 Submitted by:  
9 Natalia K. Vander Laan, Esq.  
10 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 July 29, 2024  
REBECCA EDWARDS, Clerk of Court  
of the State of Nevada, In and for the County of Douglas,  
By  Deputy