

APN: 003-302-07  
003-302-08  
003-302-13  
003-302-15  
003-302-19  
005-060-02  
005-090-67  
005-180-41  
005-180-42

**DOC # 0231920**  
09/12/2016 10:57 AM  
**Official Record**  
Recording requested By  
COPENHAVER & MCCONNELL  
Eureka County - NV  
Sara Simmons - Recorder  
Fee: \$19.00 Page 1 of 6  
RPTT: Recorded By: LH  
Book- 595 Page- 0272



**Recording requested by:**  
**Copenhaver & McConnell, P.C.**  
**950 Idaho Street**  
**Elko, NV 89801**  
**(775) 738-1951**

**ORDER AND DECREE SETTING ASIDE ESTATE  
WITHOUT ADMINISTRATION PURSUANT TO  
NRS 146.070**

**AFFIRMATION STATEMENT**

The undersigned hereby affirms that the foregoing pleading, including any exhibits,  
DOES NOT contain the Social Security number of any person or persons.

**KATIE HOWE MCCONNELL**

1 CASE NO. PR1607-346

2 DEPT NO. 1

3 Pursuant to NRS 239B.030, this document  
4 DOES NOT contain the Social Security number  
5 of any person or persons.

NO. \_\_\_\_\_  
FILED

AUG 23 2016

Eureka County Clerk  
By *Amanda Jew*

6 IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
7 IN AND FOR THE COUNTY OF EUREKA

8 \_\_\_\_\_  
9 IN THE MATTER OF THE ESTATE OF  
10 JAY LEWIS LAZAROS aka J. LEWIS  
11 LAZAROS,

ORDER AND DECREE  
SETTING ASIDE ESTATE  
WITHOUT ADMINISTRATION  
PURSUANT TO NRS 146.070

12 Deceased.  
13 \_\_\_\_\_ /

14 The verified Petition to Set Aside Estate Without Administration  
15 pursuant to NRS 146.070 filed by **DORIS H. LAZAROS** on July 11, 2016, having  
16 come on regularly to be heard on the 19<sup>th</sup> day of August, 2016, at the hour of 10:00  
17 a.m., the Court finds that:

- 18 1. Notice of the hearing was given for the period of time and in the  
19 manner required by law.
- 20 2. The allegations of the Petition are true and correct.
- 21 3. **JAY LEWIS LAZAROS** aka **J. LEWIS LAZAROS** died in the  
22 City of Twin Falls, County of Twin Falls, State of Idaho, on the 12<sup>th</sup> day of September,  
23 2016, and was at the time of his death over the age of majority and a resident of the  
24 City of Twin Falls, County of Twin Falls, State of Idaho.
- 25 4. The Petitioner is the surviving wife of the Decedent, **JAY LEWIS**  
26 **LAZAROS** aka **J. LEWIS LAZAROS** . The Petitioner is over the age of majority and  
27 a resident of the State of Idaho.
- 28 5. That the Decedent died intestate.

///

1           6.     The names, ages, relationships and addresses of the heirs, devisees  
2 and legatees of said Decedent, are:

<u>NAME</u>	<u>AGE</u>	<u>RELATIONSHIP</u>	<u>ADDRESS</u>
Doris H. Lazaros	Adult	Spouse	5433 West Flying M St. Tucson, AZ 85713
Novelea Lazaros Martin	Adult	Daughter	5425 W. Flying M. St. Tucson, AZ 85713
Elise Stapleton	Adult	Daughter	842 Spring Hollow Ct. Twin Falls, ID 83301

3           7.     The following is a specific description of all the Decedent's property  
4 located in the County of Elko, State of Nevada.

5           Real Property  
6 See Exhibit A "Legal Description"  
7 (The estimated value is less than \$100,000.)

8           8.     That the interest in the above-described property was the sole and  
9 separate property of the Decedent, **JAY LEWIS LAZAROS** aka **J. LEWIS**  
10 **LAZAROS**, at the time of his death.

11           9.     That the real and personal property be set aside to **DORIS H.**  
12 **LAZAROS**, a widow, as her sole and separate property.

13           10.    There are no liens or encumbrance on the real property other than  
14 accruing taxes.

15           11.    All debts, charges and expenses of the last illness and funeral  
16 expenses of the Decedent have been paid.

17           12.    **COPENHAVER & MCCONNELL, P.C.**, Attorneys at Law, Elko,  
18 Nevada, has performed services for said Estate acting as and for attorney for the  
19 Petitioner and is entitled to a fee in the sum of \$1,450.00 plus costs advanced.

20           NOW, THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED  
21 THAT:

22           1.     Due and legal notice of the hearing of said Petition to Set Aside  
23 Estate Without Administration pursuant to NRS 146.070 has been given to or waived  
24

1 by all persons interested in said Estate or who are entitled to notice thereof for the  
2 time and in the manner required by law.

3 2. The gross value of the Estate after deducting any encumbrances,  
4 does not exceed the sum of \$100,000.00, and that all right, title and interest of the  
5 Deceased, **JAY LEWIS LAZAROS aka J. LEWIS LAZAROS**, in and to the above-  
6 described real property was his sole and separate property.

7 3. In accordance with NRS 146.070, all right, title and interest of **JAY**  
8 **LEWIS LAZAROS aka J. LEWIS LAZAROS** in and to the above-described real  
9 property be assigned and set aside to **DORIS H. LAZAROS**, a widow, as her sole and  
10 separate property.

11 4. In accordance with NRS. 146.070, the interests of **JAY LEWIS**  
12 **LAZAROS aka J. LEWIS LAZAROS**, Decedent, in and to any and all other property,  
13 real or personal, of any name, nature, kind, character or description not herein above  
14 described, or which may be incorrectly described herein, which is within the  
15 jurisdiction of the Court, and does not cause the gross value of the Estate less  
16 encumbrances to exceed \$100,000.00, is assigned and set aside to **DORIS H.**  
17 **LAZAROS**, a widow, as her sole and separate property.

18 5. The attorney's fees in the sum of \$1,450.00 to **COPENHAVER &**  
19 **MCCONNELL, P.C.** and costs advanced are hereby approved and ordered paid.

20 6. A certified copy of this Order shall be recorded in the office of the  
21 County Recorder of Elko County, Nevada.

22 DATED this 23<sup>rd</sup> day of August, 2016.

23  
24 /s/ Gary D. Fairman

25 SEVENTH JUDICIAL DISTRICT COURT,  
26 IN AND FOR COUNTY OF EUREKA,  
STATE OF NEVADA } SS  
27 I, the Undersigned COUNTY CLERK and Ex-Officio  
28 CLERK of the SEVENTH JUDICIAL DISTRICT COURT do hereby CERTIFY  
that the foregoing is a full, true and correct copy of the original on file in  
my office and that I have carefully compared the same with the  
original.  
DISTRICT COURT, this 23<sup>rd</sup> WITNESS My Hand and Seal of said  
day of August 20 16  
County Clerk and Ex-Officio Court Clerk  
Amara Dean Deputy Clerk

DISTRICT JUDGE - Dept. 1



# EXHIBIT A

COPY



0231920

Book 595  
Page 276

09/12/2016  
Page: 5 of 6

## LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:

### PARCEL 1:

TOWNSHIP 31 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 25: NE1/4NW1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, lying in and under said land, as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.

### PARCEL 2:

TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 25: SE1/4SE1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, lying in and under said land, as reserved by Southern Pacific Land Company, in deed recorded August 23, 1959, in Book 25, Page 290, Deed Records of Eureka County, Nevada.

### PARCEL 3:

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 29: NE1/4NW1/4; W1/2NW1/4NW1/4; NE1/4NW1/4NW1/4; SE1/4NW1/4NW1/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, lying in and under said land, as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.

### PARCEL 4:

Lots 21, 22, 23, 51, 52, 53, 54, 58, 59 and 60, El Cortez Ranch Unit No. 1, as shown on the official map recorded November 18, 1968 as File No. 48021.

EXCEPTING THEREFROM all petroleum, oil, natural gas, and products derived therefrom, lying in and under said land, as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records of Eureka County, Nevada.



0231920

Book 595

09/12/2016

Page 277

Page 6 of 6