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Official Record

Recording requested By
COPENHAVER &> MCCONNELL

Eureka County - NV

Lisa Hoehne - Recorder

Fee: \$18.00

Page 1 of 5

RPTT:

Recorded By: LH

Book- 601 Page- 0205

**APN: 001-164-03
009-290-06
009-260-15**

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



**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**

MAY 08 2017

Eureka County Clerk
Deborah

1 CASE NO. PR1703-353
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.

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 **GWENDOLYN M. THOMAS,**
11 Deceased.

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

12 _____ /
13 The verified Petition to Set Aside Estate Without Administration
14 pursuant to NRS 146.070 filed by **MICHAEL J. VENTURINO** on March 27, 2017,
15 having come on regularly to be heard on the 5th day of May, 2017, at the hour of 10:00
16 a.m., the Court finds that:

- 17 1. Notice of the hearing was given for the period of time and in the
- 18 manner required by law.
- 19 2. The allegations of the Petition are true and correct.
- 20 3. **GWENDOLYN M. THOMAS** died on the 14th day of August, 2016,
- 21 in the City of Salt Lake, County of Salt Lake, State of Utah, and was at the time of her
- 22 death over the age of majority and a resident of the City of Eureka, County of Eureka,
- 23 State of Nevada.
- 24 4. The Petitioner is the surviving cousin of the Decedent,
- 25 **GWENDOLYN M. THOMAS**. The Petitioner is over the age of majority and a
- 26 resident of the State of Nevada.
- 27 5. That the Decedent, **GWENDOLYN M. THOMAS**, died intestate.

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

<u>NAME</u>	<u>AGE</u>	<u>RELATIONSHIP</u>	<u>ADDRESS</u>
MICHAEL J. VENTURINO	ADULT	COUSIN	P.O. BOX 150474 ELY, NV 89315

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

REAL PROPERTY
APN: 001-164-03

South one-half of lot six (6); all of lot seven; and lot eight (8); in block thirty-one (31); of the town of Eureka, County of Eureka, State of Nevada, and on record in the Office of the County Recorder, of the Town of Eureka, County of Eureka, State of Nevada.

A one-half (½) interest in the following parcel:

APN:009-290-06

One-half (½) interest in the BURNING MOSCOW, Patented Mining Claim, Lot No. 279, situated in the Secret Canyon Mining District, County of Eureka, State of Nevada. Patent #5646

APN:009-260-15

Green Seal Lode Millsite.

(The estimated value is less than \$100,000.)

8. That the following is a specific description of all the Decedent's personal property located in the County of Eureka, State of Nevada:

<u>PERSONAL PROPERTY</u>	<u>AMOUNT</u>
1971 Ford Truck - VIN F11YRK80731	\$2,500.00
1997 Ford F150 Truck - VIN 1FTDX18W0VKD48128	\$2,500.00
2004 Ford Explorer Sport WG - VIN 1FMZU77K34UB10708	\$3,500.00
1968 Marlette Mobile Home Serial # H12260CD70924	\$1,000.00

9. That the interest in the above-described property was the sole and separate property of the Decedent, GWENDOLYN M. THOMAS, at the time of her death.

10. That the real and personal property be set aside to MICHAEL J. VENTURINO, as his sole and separate property.

1 11. There are no liens or encumbrance on the real property other than
2 accruing taxes.

3 12. All debts, charges and expenses of the last illness and funeral
4 expenses of the Decedent have been paid.

5 13. **COPENHAVER & MCCONNELL, P.C.**, Attorneys at Law, Elko,
6 Nevada, has performed services for said Estate acting as and for attorney for the
7 Petitioner and is entitled to a fee in the sum of \$1,000.00 plus costs advanced.

8 NOW, THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED
9 THAT:

10 1. Due and legal notice of the hearing of said Petition to Set Aside
11 Estate Without Administration pursuant to NRS 146.070 has been given to or waived
12 by all persons interested in said Estate or who are entitled to notice thereof for the
13 time and in the manner required by law.

14 2. The gross value of the Estate after deducting any encumbrances,
15 does not exceed the sum of \$100,000.00, and that all right, title and interest of the
16 Deceased, **GWENDOLYN M. THOMAS**, in and to the above-described real property
17 was her sole and separate property.

18 3. In accordance with NRS 146.070, all right, title and interest of of
19 **GWENDOLYN M. THOMAS** in and to the above-described real property be assigned
20 and set aside to **MICHAEL J. VENTURINO**, as his sole and separate property.

21 4. In accordance with NRS. 146.070, the interests of **GWENDOLYN**
22 **M. THOMAS**, Decedent, in and to any and all other property, real or personal, of any
23 name, nature, kind, character or description not herein above described, or which may
24 be incorrectly described herein, which is within the jurisdiction of the Court, and does
25 not cause the gross value of the Estate less encumbrances to exceed \$100,000.00, is
26 assigned and set aside to **MICHAEL J. VENTURINO**, as his sole and separate
27 property.

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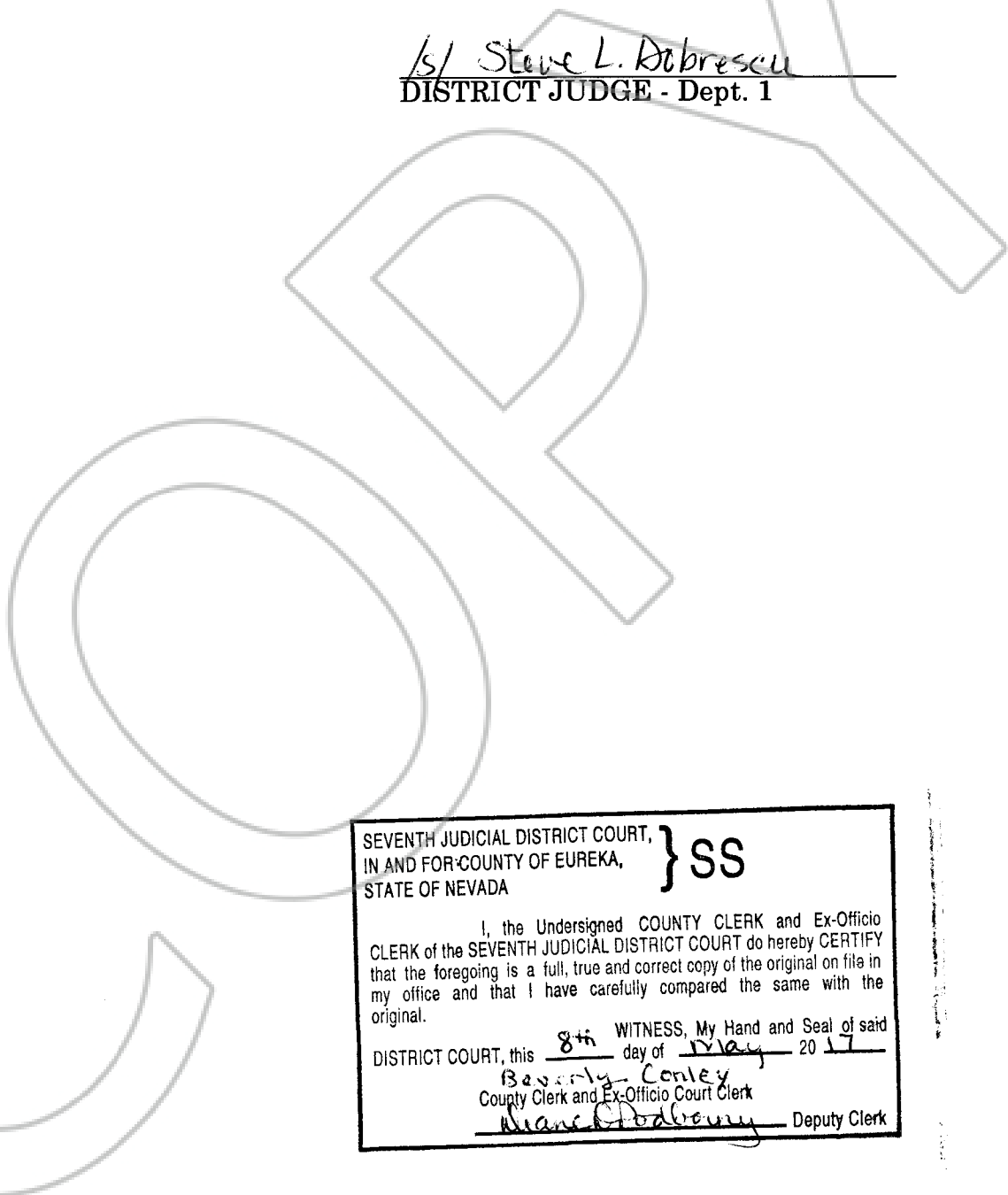
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5. The attorney's fees in the sum of \$1,000.00 to **COPENHAVER & MCCONNELL, P.C.** and costs advanced are hereby approved and ordered paid.

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

DATED this 5th day of May, 2017.

/s/ Steve L. Dobrescu
DISTRICT JUDGE - Dept. 1



SEVENTH JUDICIAL DISTRICT COURT, IN AND FOR COUNTY OF EUREKA, STATE OF NEVADA	} SS
I, the Undersigned COUNTY CLERK and Ex-Officio 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 <u>8th</u> day of <u>May</u> 20 <u>17</u>	
<u>Beverly Conley</u> County Clerk and Ex-Officio Court Clerk	<u>Nancy Dobrescu</u> Deputy Clerk