

**APN: 005-010-006**

**Recording requested by:**  
**McConnell Law Office**  
**950 Idaho Street**  
**Elko, NV 89801**  
**(775) 738-1951**

**When recorded return to:**  
**McConnell Law Office**  
**950 Idaho Street**  
**Elko, NV 89801**

EUREKA COUNTY, NV  
LAND-ORD  
\$37.00

Total: \$37.00

MCCONNELL LAW OFFICE

**2021-244598**

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LISA HOEHNE, CLERK RECORDER

**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.

A handwritten signature in black ink, appearing to read 'Katie Howe McConnell'.

**KATIE HOWE MCCONNELL**

CASE NO. PR-2010-022

JAN 15 2021

DEPT NO. 1

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

by Eureka County Clerk  
Alpin

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

IN THE MATTER OF THE ESTATE OF  
**JAMES JAMES LAFKAS aka JIM  
LAFKAS,**

Deceased.

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

The verified Petition to Set Aside Estate Without Administration  
pursuant to NRS 146.070 filed by **NICK LAFKAS** on October 19, 2020, having come  
on regularly to be heard on the 20th day of November, 2020, at the hour of 11:00 a.m.,  
the Court finds that:

1. Notice of the hearing was given for the period of time and in the  
manner required by law.

2. The allegations of the Petition are true and correct.

3. **JAMES JAMES LAFKAS aka JIM LAFKAS** died in the City of  
Reno, County of Washoe, State of Nevada, on the 17th day of November, 2016, and was  
at the time of his death over the age of majority and a resident of the County of Elko,  
State of Nevada.

4. The Petitioner is the surviving son of the Decedent, **JAMES  
JAMES LAFKAS aka JIM LAFKAS**. The Petitioner is over the age of majority and  
a resident of the State of Nevada.

5. That the Decedent died testate. A copy of the Will was attached

1 to the Petition and the original Will has also been lodged with the Court Clerk.

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

4 <u>NAME</u>	<u>AGE</u>	<u>RELATIONSHIP</u>	<u>ADDRESS</u>
5 <b>NICK LAFKAS</b>	Adult	Son	424 Westby Drive 6 Spring Creek, NV 89815

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

9 Real Property

10 SW 1/4 NE 1/4 Section 5, Township 31 North, Range 48  
11 East, M.D.B.&M.

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

14 8. That the interest in the above-described property was the sole and  
15 separate property of the Decedent, **JAMES JAMES LAFKAS aka JIM LAFKAS**, at  
16 the time of his death.

17 9. That the real and personal property be set aside to **NICK**  
18 **LAFKAS**, as his sole and separate property.

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

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

23 12. **MCCONNELL LAW OFFICE**, Elko, Nevada, has performed  
24 services for said Estate acting as and for attorney for the Petitioner and is entitled to  
25 a fee in the sum of \$1,000.00 plus costs advanced.

26 NOW, THEREFORE, IT IS ORDERED, ADJUDGED AND DECREED  
27 THAT:

28 1. Due and legal notice of the hearing of said Petition to Set Aside

1 Estate Without Administration pursuant to NRS 146.070 has been given to or waived  
2 by all persons interested in said Estate or who are entitled to notice thereof for the  
3 time and in the manner required by law.

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

8 3. In accordance with NRS 146.070, all right, title and interest of  
9 **JAMES JAMES LAFKAS aka JIM LAFKAS** in and to the above-described real  
10 property be assigned and set aside to **NICK LAFKAS**, as his sole and separate  
11 property.

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

19 5. The attorney's fees in the sum of \$1,000.00 to **MCCONNELL LAW**  
20 **OFFICE** and costs advanced are hereby approved and ordered paid.

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

23 DATED this 15<sup>th</sup> day of January, 2021  
24 November, 2020.

25 /s/ Gary D. Fairman  
26 DISTRICT JUDGE - Dept. 1

27 SEVENTH JUDICIAL DISTRICT COURT } SS  
28 IN AND FOR THE COUNTY OF EUREKA  
STATE OF NEVADA

I, the Undersigned County Clerk Recorder and Ex-Officio Clerk of the  
Seventh Judicial District Court do hereby certify that the foregoing is a  
true and correct copy of the original on file in my office.

Witness my hand and seal of the Seventh Judicial District Court  
this 15<sup>th</sup> day of January, 2021

By [Signature] County Clerk Recorder and Ex-Officio Court Clerk  
Deputy Clerk Recorder (Seal Aff)