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APN# 005-420-40

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roperty_records.php](https://clarkcountynv.gov/government/assessor/property_search/real_property_records.php)

EUREKA COUNTY, NV

2024-253190

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LAW OFFICES OF PAMELA JONES PLLC

KATHERINE J. BOWLING, CLERK RECORDER

TITLE OF DOCUMENT

(DO NOT Abbreviate)

Order Proving Will and Setting Aside Estate without Administration

Document Title on Cover page must appear EXACTLY as the first page of the document
to be recorded.

RECORDING REQUESTED BY:

Law Offices of Pamela Jones, PLLC.

RETURN TO: Name Law Offices of Pamela Jones, PLLC.

Address 627 S 7th Street

City/State/Zip Las Vegas, NV 89101

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name Janey Wong

Address 1314 Kalakaua Avenue, Apt. 30

City/State/Zip Honolulu, HI 96826

This page provides additional information required by NRS 111.312 Sections 1-2.
To print this document properly, do not use page scaling.

Heather S. Simon
CLERK OF THE COURT

1 **OSEA**
2 Pamela Jones, SBN 14066
3 LAW OFFICES OF PAMELA JONES, PLLC
4 627 S. Seventh Street
5 Las Vegas, NV 89101
6 (702) 370-6102 phone (702) 974-7556 fax
7 pam@pamjoneslaw.com
8 Attorney for Petitioner, JANEY WONG

9 **EIGHTH JUDICIAL DISTRICT COURT**
10 **CLARK COUNTY, NEVADA**

11 In the Matter of the Estate of:

Case No.: P-24-121157-E

12
13 MINORU SUZUKAWA,

Dept. No.: 26

14 Deceased.
15
16

17 **ORDER PROVING WILL AND SETTING ASIDE ESTATE WITHOUT**
18 **ADMINISTRATION**

Hearing Date: July 19, 2024

Hearing Time: 9:30 a.m.

19 It appearing to the satisfaction of the Court that a Petition to Prove Will and Set
20 Aside the Estate without Administration of the above-named Decedent has been filed and
21 that notice of the time and place of the hearing thereon has been duly given in the manner
22 prescribed by law, and that no one has objected or presented any reason why said Petition
23 should not be granted.
24

25 The court finds that the gross value of Nevada Estate of the Decedent, after deducting
26 any encumbrances, does not exceed One Hundred Thousand Dollars (100,000.00), and
27 this is a proper case for the whole Estate to be set aside, pursuant to the Last Will and
28

1 Testament of the Decedent and NRS 146.070(1) or pursuant to NRS 146.020(2).

2 IT IS HEREBY ORDERED, ADJUDICATED AND DECREED:

- 3 1. That the Will of the Decedent filed herein dated March 22, 1985, is hereby
4 proved to be a legal and valid Will;
- 5 2. That Decedent's Will directs that all of Decedent's estate is to be distributed to
6 Janey S. Wong.
- 7 3. That the Nevada Estate of Decedent is hereby found to include the following
8 real property of Decedent:
- 9 i. 100% sole and separate real property interest in vacant land located in
10 the County of Pershing, State of Nevada that is described as Township
11 34N-Range 37E, MDB&M Section 17: NW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, APN #009-
12 090-02, the deed of which is attached hereto as Exhibit A. The real
13 property is unencumbered and has an estimated value of \$6,000.00.
- 14 ii. 100% sole and separate real property interest in vacant land located in
15 the County of Eureka, State of Nevada that is described as Township 29
16 North, Range 48 East, M. D. B. & M. Section 1: SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$,
17 APN #005-420-40, the deed of which is attached hereto as Exhibit A.
18 The real property is unencumbered and has an estimated value of
19 \$2,296.00.
- 20 4. That the Decedent's entire estate be set aside in its entirety to Janey Wong,
21 pursuant to NRS 146.070(1)(a);
- 22 5. That this order shall be used as the document transferring the title to said
23 property; and that the whole of Decedent's Estate is hereby transferred,
24 assigned and set aside to Janey S. Wong;
- 25 6. That the Estate shall not be further administered upon.
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Dated this 4th day of August, 2024

District Court Judge


884 143 0643 D140
Gloria Sturman
District Court Judge

Respectfully submitted:
LAW OFFICES OF PAMELA JONES, PLLC

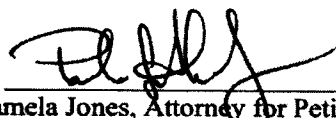
By: 
Pamela Jones, Attorney for Petitioner
627 S. Seventh Street
Las Vegas, NV 89101
(702) 370-6102 phone
(702) 974-7556 fax
pam@pamjoneslaw.com

EXHIBIT A
Legal Descriptions:
Pershing County Property
And
Eureka County Property

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DEED

THIS INDENTURE, made this 16th day of February,
1992, by and between Ron Jones, hereinafter
referred to as Grantor, and Minoru Suzukawa, as his
sole and separte property hereinafter referred to as Grantee, whose
address is:

P.O. Box 3804

Reno, Nevada 89505

W I T N E S S E T H:

For valuable consideration received, Grantor does by these presents
grant, bargain and sell unto said Grantee and to his heirs and
assigns forever, all that certain real property situate in the County
of Pershing, State of Nevada that is
described as follows:

Township 34N-Range 37E, MDB&M

Section 17: NW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$

RESERVING UNTO GRANTOR, its successors and assigns, for roadway,
transmission and utility purposes, a perimeter easement of thirty
(30) feet in width measured inward from, and the interior boundry of
said easement running parallel to, each of the exterior boundaries
of the property herein described.

SUBJECT TO taxes for the present fiscal year, and subsequently;
covenants, conditions, restrictions, exceptions and reservations,
easements, encumbrances, leases or licenses, rights and rights of
way of record, if any.

TOGETHER WITH the tenements, hereditaments and appurtenances
thereunto belonging or appertaining, and the revision and revisions,
remainder and remainders, rents, issues and profits thereof.

RESERVING UNTO Grantor, its successors and assigns, all remaining
mineral rights, of every kind and description.

TO HAVE AND TO HOLD said premises, together with the appurtenances,
unto said Grantee and his heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be
executed the day and year first above written.

State of ARIZONA
County of COCONINO

On April 8, 1992 Ron Jones
personally appeared before me, a Notary
Public, R. J. Karberg who
acknowledged that he executed the
above instrument.



Documentary transfer tax \$ _____
Computed on full value of property conveyed.
Computed on full value less liens and encumbrances
remaining and hereon at time of transfer.

5.12 acres

by _____
signature of declarant determining tax.

DEED

THIS INDENTURE, made this 15th day of July,
1990, by and between Ron Jones, hereinafter
referred to as Grantor, and Minoru Sugukawa, as his
sole and separate property hereinafter referred to as Grantee, whose
address is:

P.O. Box 3804

Reno, Nv 89505

W I T N E S S E T H:

For valuable consideration received, Grantor does by these presents
grant, bargain and sell unto said Grantee and to his heirs and
assigns forever, all that certain real property situate in the
County of Eureka, State of Nevada that is
described as follows:

Township 29 North, Range 48 East, M. D. B. & M.

Section 1: SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$

RESERVING UNTO GRANTOR, its successors and assigns, for roadway,
transmission and utility purposes, a perimeter easement of thirty
(30) feet in width measured inward from, and the interior boundary
of said easement running parallel to, each of the exterior
boundaries of the property herein described.

SUBJECT TO taxes for the present fiscal year, and subsequently;
covenants, conditions, restrictions, exceptions and reservations,
easements, encumbrances, leases or licenses, rights and rights of
way of record, if any.

RESERVING UNTO Grantor, its successors and assigns, all remaining
mineral rights, of every kind and description.

RESERVING UNTO Grantor, its successors and assigns, all remaining
geothermal rights, of every kind and description.

TOGETHER WITH the tenements, hereditaments and appurtenances
thereunto belonging or appertaining, and the revision and revisions,
remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances,
unto said Grantee and his heirs and assigns forever.

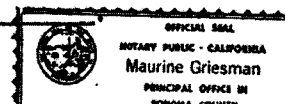
IN WITNESS WHEREOF, the Grantor has caused this conveyance to be
executed the day and year first above written.

State of CALIFORNIA
County of Sonoma

On July 10, 1990
personally appeared before me, a Notary Public,
Ron Jones, who acknowledged
that he executed the above instrument.

Ron Jones
Ron Jones

Maurine Griesman
Notary Public



1 CSERV

2 DISTRICT COURT
3 CLARK COUNTY, NEVADA

4
5
6 In the Matter of:

CASE NO: P-24-121157-E

7 Minoru Suzukawa, Deceased

DEPT. NO. Department 26

8
9 **AUTOMATED CERTIFICATE OF SERVICE**

10 Electronic service was attempted through the Eighth Judicial District Court's
11 electronic filing system, but there were no registered users on the case. The filer has been
12 notified to serve all parties by traditional means.
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