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Case No. 01-PB-0023 NO. _____

Dept. No. II

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MAR 06 2001
DOUGLAS COUNTY
DISTRICT COURT

BARBARA REED
CLERK
BY *Barbara Reed*

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF DOUGLAS

IN THE MATTER OF THE ESTATE

OF
RICHARD GALE CHRISTENSEN,
Deceased.

ORDER FOR
SPECIAL LETTERS OF
ADMINISTRATION

Upon the ex parte application of Petitioner, GLORIA DAWN CHRISTENSEN, and upon submission of a verified Petition for Special Letters of Administration, representing as follows:

1. RICHARD GALE CHRISTENSEN (hereinafter "the decedent") died on or about December 6, 2000, in the County of Sacramento, State of California.

2. At the time of his death, the decedent was a resident of the County of Sacramento, State of California.

3. Decedent executed his Last Will and Testament on the 2nd day of February, 1996, and the same has been filed herein. Petitioner, the decedent's widow, was named in said Last Will and Testament to serve as personal representative of decedent's estate, and she has consented to act as personal representative.

///

Sheerin, Walsh & Keele
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Minden, NV 89423

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1 4. The decedent's estate in Nevada consists of real
2 and personal property of a value possibly in excess of
3 \$200,000. The exact value of said property has not yet been
4 determined.

5 5. There is no person officially authorized to care
6 for the property of the decedent's estate, pending the
7 appointment of a personal representative in the regular
8 course of administration.

9 6. Among other assets, the decedent's estate owns an
10 undivided one-half interest in a parcel of improved real
11 property located at 301 Cedar Drive, Stateline, Douglas
12 County, Nevada, and described as Assessor's Parcel Number
13 0000-07-273-020. The legal description to this parcel is
14 attached hereto and made a part hereof as Exhibit A.

15 7. It is in the best interests of the estate to
16 appoint GLORIA DAWN CHRISTENSEN as Special Administratrix of
17 the decedent's estate, to care for the real property, to
18 safeguard the contents of the home, and to perform all other
19 necessary services to the estate, pending appointment of an
20 administratrix of the estate pursuant to the provisions of
21 Chapter 139 of NRS.

22 9. Petitioner has recently entered into an agreement
23 to purchase a single-family dwelling in Sacramento,
24 California, for \$219,000. Escrow is due to close in that
25 transaction within two (2) days. Petitioner requests
26 permission to take title to this home as Gloria Christensen,
27 a widow.

1 10. Through Paragon Mortgage of Douglas County, Nevada,
2 Petitioner has arranged to borrow approximately \$275,000,
3 which she will use to pay the purchase price of the
4 Sacramento home and the balance owing on the line of credit
5 to a local lender, among other things.

6 11. Petitioner has entered into a conditional agreement
7 to sell the above-referenced home on Cedar in Stateline,
8 Nevada, for the sum of \$440,000 cash. Upon closing the sale
9 of the home on Cedar, Petitioner intends to pay off the
10 balance of the above-referenced \$275,000 loan and put the
11 portion of the cash proceeds owned by this estate into an
12 estate account pending further order of this Court.

13 12. On February 2, 1996, Petitioner and the decedent
14 executed the Richard and Gloria Christensen Living (Inter
15 Vivos) Revocable Trust Agreement. In that trust agreement,
16 Petitioner is named, upon the death of the decedent herein,
17 to receive at least an undivided one-half interest in all the
18 property being held by the trust; Petitioner is also named to
19 receive all the income from the other one-half interest in
20 the property being held by the trust as well as significant
21 portions of the principal. Furthermore, Petitioner is granted
22 the exclusive right, during her lifetime, to serve as
23 successor trustee of both portions of the trust property.

24 13. Petitioner has requested that the Court grant her
25 permission to encumber the estate's above-described real
26 property on Cedar in Douglas County, Nevada; to execute such
27 agreements and instruments of conveyance as are necessary to
28 sell and convey title to the Cedar home to the parties

1 identified in the purchase and sale agreement attached hereto
2 as Exhibit D; and then to use the sale proceeds to retire the
3 above-described \$275,000 loan, and to deposit the balance of
4 the proceeds owned by the estate into an estate account
5 pending further order of the Court. Petitioner has
6 represented that creditor's claims will not exceed \$40,000
7 and those claims will all be related to unreimbursed medical
8 expenses related to decedent's last illness.

9 14. GLORIA DAWN CHRISTENSEN is willing to act as
10 Special Administratrix of the decedent's estate to ascertain
11 the extent and value of the assets, to protect, sell, invest,
12 and safeguard the same until an executor or administrator can
13 be properly appointed at a later date.

14 15. The proposed Special Administratrix is a resident
15 of the State of Nevada; competent; over the age of majority;
16 felony-free; sober; provident; and of absolute integrity and
17 sound understanding. In his Last Will and Testament, the
18 decedent specified that Petitioner, the decedent's personal
19 representative named in Item 2 of decedent's Will, "shall
20 serve without bond."

21 IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED as follows:

22 A. That GLORIA DAWN CHRISTENSEN be, and hereby is,
23 appointed as Special Administratrix of the estate of RICHARD GALE
24 CHRISTENSEN, deceased, without bond;

25 B. That Special Letters of Administration be issued to
26 GLORIA DAWN CHRISTENSEN, upon taking the oath of office;
27

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& Keele

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1 C. That GLORIA DAWN CHRISTENSEN is authorized to take
2 title to the real property in Sacramento, California, in the name
3 of GLORIA CHRISTENSEN, a widow; and

4 D. That Petitioner and that GLORIA DAWN CHRISTENSEN shall
5 exercise such powers as may be necessary for the preservation of
6 the estate and its claims, including sale and reinvestment
7 thereof, as may be conferred upon her by reason of her
8 appointment.

9 DATED this 6 day of March, 2001.

10
11 
12 DISTRICT JUDGE

13 Prepared by:

14 George M. Keele, Esq.
15 Nevada Bar No. 1701
16 Sheerin, Walsh & Keele
17 Attorneys for Petitioner
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19 Minden, Nevada 89423
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EXHIBIT A

LEGAL DESCRIPTION

All that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Lot 14, Block D, of Terrace View Heights Subdivision, as shown on the map thereof filed in the Office of the County Recorder of Douglas County, Nevada, on August 10, 1964 as Document No. 25806.

EXCEPTING THEREFROM all minerals lying below a depth of 500 feet, but without the right of surface entry to take, market, mine, explore or drill for the same, as reserved by Mary Hansen in Deed recorded April 4, 1963 in Book 16 of Official Records at Page 548, as Document No. 22159.

Assessor's Parcel No. 07-273-02

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original on file and of record in my office.

SEAL

DATE

3/6/01

[Signature] Clerk of the Judicial District Court of the State of Nevada, In and for the County of Douglas,

Deputy

REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

2001 MAR 13 PM 3: 34

LINDA SLATER
RECORDER

\$12⁰⁰ PAID *[Signature]* DEPUTY

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