

FILED

1 CASE NO. 03-PB-0032

2 DEPT. NO. 4

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BARBARA REED
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5 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

6 IN AND FOR THE COUNTY OF DOUGLAS

7
8 In The Matter Of The
Inter-vivos Trust of

9 of

10 GAEL ROBIN NATION,

11 Deceased.

**ORDER CONFIRMING THAT
RESIDENCE IS PART OF THE
CORPUS OF THE G. ROBIN
NATION 2002 REVOCABLE INTER-
VIVOS TRUST INSTRUMENT**

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NOEL MANOUKIAN, LTD.
1466 HWY. 395 NORTH
GARDNERVILLE, NEVADA 89410-5271
(775) 782-9747 OR 883-3299

12
13
14 THIS COURT has reviewed the Petition of KAREN HEATHER GRISWOLD,

15 For Instructions and To Conform Title of a residence To The 2002 Revocable Inter-vivos

16 Trust of the Decedent, GAEL ROBIN NATION, and to make it part of said Trust's corpus.

17 Actual notice has been given to those affected hereby, and they have filed their

18 nominations, consents and waivers regarding the relief requested in the Petition,

19 dispensing with the need for a formal hearing. Accordingly, good cause appearing, I make

20 and enter the following findings of fact, conclusions of law, and Order:

21
22 **FINDINGS OF FACT**

23 1. GAEL ROBIN NATION, Petitioner's sister, died on January 9, 2003, a
24 domiciliary of the State of Nevada and resident of Gardnerville, Douglas County, Nevada
25 with Social Security No. [REDACTED] 5258.

26
27 2. Decedent had a December 13, 2002 pourover Last Will and Testament and
28 2002 Revocable Inter-vivos Trust, also executed December 13, 2002, which specifically

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1 contained Decedent's residence as part of the Trust's corpus or assets.

2 3. Schedule "A" of the Trust, under item 1, describes Decedent's residence,
3 with common address of 783 Bluerock Road, Gardnerville, Douglas County, Nevada,
4 89460, as Assessor's Parcel No. 1220-22-210-208. It is further described as Gardnerville
5 Ranchos, Unit No. 6, Lot 72, with the deed filed for record in the office of the County
6 Recorder of Douglas County, Nevada, as Document No. 0369234, Book 895 and Page
7 4574.
8

9 5. Western Title Company of Minden, Nevada has determined that the subject
10 residence is legally in the name of G. ROBIN NATION, noting that "The estate or interest
11 in the land hereinafter described or referred to covered by this Report is: A FEE...Title of
12 said estate or interest is vested in: G. ROBIN NATION, a single person."
13

14 6. The sale of this residence is subject to a pending escrow with Western Title
15 Company, Minden, Nevada, which is to close the end of March, 2003; however, the
16 closing date may have to be extended, unless this Court dispenses with the requirement of
17 notice and formal hearing.
18

19 7. The sale is to be made, for an approximate sum of \$200,000, the proceeds of
20 which will be distributed by Petitioner, who is the Successor Trustee of the Decedent's
21 Inter-Vivos Trust, who will promptly make distributions under the G. ROBIN NATION
22 2002 REVOCABLE TRUST, to the designated beneficiaries.
23

24 8. It has been represented to me by Noel E. Manoukian, Esq., that since
25 December 13, 2002, when Decedent executed her Trust, it was continually GAEL ROBIN
26 NATION'S intention to have her residence part of her Trust corpus. That said decedent
27 was admonished by Noel E. Manoukian, Esq., to go to a title or escrow company in order
28

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1 to have the residence transferred from the decedent to the decedent as Trustee of the 2002
2 Revocable Trust.

3
4 9. Due to the Decedent's cancerous condition, she simply forgot or neglected
5 to make that conveyance, even though she had fully intended to do so.

6 10. Decedent fully intended to have her residence as part of the
7 corpus/principal of her 2002 Revocable Trust.

8 11. Decedent had no other assets, either real or personal, which need to be
9 probated or addressed in the manner in which the residence is being addressed herein.

10 12. In her Trust, distribution is to be made under Article Two, Section 2.1
11 (Special Bequeath), pages 3-4 of said Trust.

12 13. In paragraph FIFTH of Decedent's Will, Petitioner, KAREN HEATHER
13 GRISWOLD is named as the Executrix. That said paragraph also instructs that a bond not
14 be required from or by said Executrix. No bond needs to be required. No probate is
15 necessary in these circumstances, and therefore, Petitioner need not be appointed
16 Executrix.
17

18
19 14. Petitioner is the Successor Trustee under the 2002 Trust.

20 15. Petitioner has requested instructions from this Court, and asks that the
21 relief requested herein not require a hearing or probate proceeding, and further requests
22 that this request for relief not require notice as a condition for approval of this Petition, all
23 pursuant to NRS 164.030(2).
24

25 16. The requirement for notice has been waived by the Petitioner and all of
26 those affected hereby, including the consequences of this Petition.

27 17. There were no liens or encumbrances of record regarding the subject
28

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1 residence, that will remain unresolved with the intended sale; or any others at date of
2 death, nor are there any in existence now. To the knowledge of Petitioner, there are no
3 debts or obligations of the Decedent, or all have been fully paid.
4

5 18. That at the time of the execution of his Will and Trust, as well as any
6 amendments thereto, Decedent was over the age of twenty-one years; that Decedent was at
7 such time of sound and disposing mind and memory.

8 19. This Court should enter an Order, providing that the residence was and is
9 part of the corpus of Decedent's 2002 Inter-Vivos Trust, so that the referenced escrow with
10 Western Title Company can proceed to close.
11

12 **CONCLUSIONS OF LAW**

13 1. Pursuant to NRS 164.030(2) and the waivers by all affected parties, a
14 hearing is not necessary.

15 2. All notices to creditors, the need for appraisals, and other formal
16 requirements for non-exempt, larger estates, may be dispensed with.

17 3. Decedent's trust, GAEL ROBIN NATION 2002 REVOCABLE TRUST,
18 executed December 13, 2002, is valid and is in full force and effect.

19 4. The Decedent's residence, with common address of 783 Bluerock Road,
20 Gardnerville, Nevada 89460, with Assessor's Parcel No.1220-22-210-208, known as
21 Gardnerville Ranchos, Unit No. 6, Lot 72, was part of Schedule "A" of the Trust, is a part
22 of the corpus of Decedent, GAEL ROBIN NATION'S 2002 Revocable Trust.
23

24 6. From an Official Public Records standpoint, the described residence is a fee
25 interest which is vested in GAEL ROBIN NATION, a single person.
26

27 7. In order to change the manner of vesting, mentioned on conclusion number
28

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1 6, to give the property the desired legal status, title to the subject residential property needs
2 to be vested in THE G. ROBIN NATION 2002 REVOCABLE TRUST, through the
3 Successor Trustee, KAREN HEATHER GRISWOLD.
4

5 8. KAREN HEATHER GRISWOLD shall be recognized as the Successor
6 Trustee of the 2002 Trust, who must give full effect to Section 2.1 of Article Two of the
7 2002 Trust (Special Bequeath), as described in this Court's Findings of Fact, as well as in
8 the Petition on file herein.
9

10 **ORDER**

11 IT IS HEREBY ORDERED that:

12 1. Pursuant to NRS 164.030(2) and the waivers by all affected parties a hearing
13 is not necessary.

14 2. The Decedent, G. ROBIN NATION'S 2002 REVOCABLE INTER-VIVOS
15 TRUST, executed December 13, 2002, is valid and in full force and effect.
16

17 3. The residence of Decedent, GAEL ROBIN NATION, commonly known as
18 783 Bluerock Road, Gardnerville, Nevada 89460, with Assessor's Parcel No. 1220-22-
19 210-208, also described as Lot 72, Gardnerville Ranchos, Unit No. 6, is hereby legally
20 vested in KAREN HEATHER GRISWOLD, Successor Trustee of THE G. ROBIN
21 NATION 2002 REVOCABLE TRUST.
22

23 4. KAREN HEATHER GRISWOLD, as Successor Trustee of said G. Robin
24 Nation 2002 Revocable Trust, shall have full legal authority and power to transfer and
25 convey said residential property forthwith to any third party or parties, free of trust.

26 5. KAREN HEATHER GRISWOLD, as Successor Trustee of said 2002 Trust,
27 shall also have the authority and responsibility of making distributions to the beneficiaries
28

1 of said 2002 Trust, pursuant to paragraph 2.1 thereof (Special Bequeath).

2 6. All requirements for notices to creditors, the need for appraisals and other
3 formal requirements are dispensed with.
4

5 DATED this 24th day of March, 2003.

6 Michael P. Quinn
7 DISTRICT JUDGE

10 SUBMITTED BY:

11 Noel E. Manoukian

12 NOEL E. MANOUKIAN, LTD.
13 Noel E. Manoukian, Esq.
14 Bar No. 1137
15 1466 Hwy 395 North
16 Gardnerville, NV 89410

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22 **CERTIFIED COPY**

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

25 DATE: 3-25-03
26 Bled Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas,

27 By J. Thaler Deputy

28 **SEAL**

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

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WERNER CHRISTEN
RECORDER

\$ 19.00 PAID KJ DEPUTY

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