

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 5 Fee: 18.00  
BK-0907 PG- 2034 RPTT: 0.00

APN 1319-22-000-014



Recording Requested By:

**Stewart Title of Douglas County**

1663 US Highway 395 N., Ste. 101

Minden, NV 89423

070900804CH

**WHEN RECORDED MAIL TO:**

Ruth Erwin  
P. O. Box 535  
Genoa, NV 89411

(Title of Document)

**ORDER GRANTING PETITION FOR INSTRUCTIONS  
PURSUANT TO NRS 164.030 WITH NOTICE  
LIMITED TO THE INTERESTED PARTIES**

This page added to provide additional information required by NRS 111.312 Sections 1-2.  
(Additional recording fee applies)

This cover page must be typed.

RECEIVED

AUG 14 2007

FILED

1 CASE NO. P-8652

DOUGLAS COUNTY  
DISTRICT COURT CLERK

2007 AUG 14 PM 3:17

2 DEPT. NO. I

BARBARA J. GRIFFIN  
CLERK

3 The undersigned affirms that this document does  
4 not contain a social security number.

**BJ. ROGERS** DEPUTY

6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

7 IN AND FOR THE COUNTY OF DOUGLAS

9 IN THE MATTER OF THE

10 BARTELS FAMILY TRUST

**ORDER GRANTING PETITION FOR  
INSTRUCTIONS PURSUANT TO NRS  
164.030 WITH NOTICE LIMITED TO  
THE INTERESTED PARTIES**

11 RAYMOND HERMAN BARTELS,  
12 ARTHUR JOHN BARTELS and  
13 ERNESTINE MARIE DUNLAP

Trustees.

14  
15  
16 THIS MATTER came before the Court on the "Petition for Instructions Pursuant to  
17 NRS 164.030 with Notice Limited to the Interested Parties" filed with the Court on August 13, 2007.

18 The Court has read the Petition and has reviewed the Court file and applicable law on this matter. The  
19 Court, deeming itself fully advised of the matter, hereby enters its findings and judgment as follows:

20 Ruth Erwin is a successor trustee of the Bartels Family Trust.

21 Real property with old APN 17-180-28 (new APN 1319-22-000-015) was previously ordered  
22 to be transferred to Alice Osmun. The legal description of this parcel or real property is as follows:

23 A parcel of land located within portions of Section 22, Township 13  
24 North, Range 20 East, Mount Diablo Meridian, Douglas County,  
25 Nevada, described as follows:

26 Parcel 1 as shown on the Parcel Map LDA 97-006 for Bartels Family  
27 Trust, recorded in Book 198 at Page 621 as Document No. 429879.

28 ///



BK- 0907  
PG- 2035

1 Old APN 17-180-31 (new APN 1319-22-000-014) was previously Ordered to be transferred  
2 to Alice Osmun. The legal description of this real property is as follows:

3 A parcel of land located within portions of Sections 22 and 27,  
4 Township 13 North, Range 19 East, Mount Diablo Meridian, Douglas  
5 County, Nevada, described as follows:

6 Parcel 1 as shown on the Parcel Map LDA 97-007 for Bartels Family  
7 Trust, recorded in Book 198 at Page 622 as Document No. 429880.

8 Documentation has been presented to this court confirming the intentions of Alice Osmun to  
9 transfer title affecting the subject property from herself individually into the Osmun Family Trust, as  
10 evidenced by Grant Bargain and Sale Deed recorded in Book 300 page 1505 of the Douglas County  
11 Official Records.

12 Even though this Court previously ordered these parcels transferred to Alice Osmun, who  
13 attempted to then transfer to the Osmun Family Trust, no deed completing the transfer initially directed  
14 by this Court in 1998 was ever completed and placed of public record.

15 Since the previous Order, Alice Osmun has passed away.

16  
17  
18 Ruth Erwin, being duly appointed as a Successor Trustee of the Bartels Family Trust in the  
19 Court's previous Order dated April 7, 1998, has standing to bring this Petition. Her capacity as  
20 Successor Trustee also gives her the authority to sign the deed on behalf of the Bartels Family Trust in  
21 order to transfer these two parcels of real property to the four beneficiaries of the Osmun Family Trust.

22  
23 The Court finds that there is no reason or justification not to transfer these two parcels directly  
24 to the four beneficiaries of the Osmun Family Trust.

25 The Court finds that this Order is necessary to fulfill the Court's Order of April 7, 1998.

26  
27 The Court further finds that the notice being limited to the affected and interested parties is  
28 proper in this matter, as no other person's rights are being affected by this order. Furthermore, the

1 Acknowledgment and Consents of all the interested parties have been received and reviewed by the  
2 Court.

3  
4 As a result, the Court hereby orders that Ruth Erwin, alone, as Successor Trustee of the Bartels  
5 Family Trust, has the authority necessary to sign a deed on behalf of the Bartels Family Trust to transfer  
6 the two parcels of real property, APN 1319-22-000-015 and APN 1319-22-000-0154, as fully set forth  
7 above, to the four beneficiaries, Ruth Erwin, Kathlene Prescott, Alice Ruybalid, and Linda Knowles,  
8 of the Osmun Family Trust. Therefore, good cause appearing;


9  
10 IT IS HEREBY ORDERED that APN 1319-22-000-015 and APN 1319-22-000-0154, as fully  
11 set forth above, shall be transferred to the four beneficiaries of the Osmun Family Trust, namely Ruth  
12 Erwin, Kathlene Prescott, Alice Ruybalid, and Linda Knowles;

13  
14 IT IS FURTHER ORDERED that Ruth Erwin is authorized and directed to sign deeds on  
15 behalf of the Bartels Family Trust in order to transfer these two parcels to the beneficiaries of the  
16 Osmun Family Trust;

17  
18 IT IS FURTHER ORDERED that no other signatures from the Bartels Family Trust or the  
19 Osmun Family Trust are necessary to complete this transfer;

20 IT IS SO ORDERED.

21 DATED this 14 day of August, 2007.

22  
23  
24   
25 DISTRICT COURT JUDGE

26  
27  
28

COPY

SEAL

**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.

DATE: 8/14/07

Barbara J. Griffin, Clerk of the 9th Judicial District Court of the State of Nevada, In and for the County of Douglas.

By: [Signature] Deputy



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PG- 2038