

OFFICIAL RECORD

Requested By:
GEORGE M KEELE

APN: 1220-22-210-160

The undersigned hereby affirms
that there is no social security
number contained in this document.

WHEN RECORDED, MAIL TO:
GEORGE M. KEELE, ESQ.
1692 County Road, #A
Minden, NV 89423

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 5 Fee: 18.00
BK-0211 PG- 1532 RPTT: 0.00



ORDER GRANTING PARTIAL DISTRIBUTION





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Case No. 10-PB-0021
Dept. No. II

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DOUGLAS COUNTY
DISTRICT COURT CLERK

TED THIRAN
CLERK

The undersigned hereby affirms
that there is no social security
number in this document.

BY: ~~CLERK~~ DEPUTY

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

**ORDER GRANTING
PARTIAL DISTRIBUTION**

CONSTANCE M. SMITH-GRUBER,
also known as CONSTANCE
MARIE SMITH GRUBER,
Deceased.

THIS CAUSE comes before the above-entitled Court on the
Petition for Partial Distribution filed herein by NICHOLAS
G. BEDWELL, Personal Representative of the estate of
CONSTANCE M. SMITH-GRUBER, also known as CONSTANCE MARIE
SMITH GRUBER, deceased. After reviewing all of the
pleadings, papers, and records on file herein, the Court
finds as follows:

1. Pursuant to the Last Will and Testament of
CONSTANCE MARIE SMITH-GRUBER dated October 7, 2008, NICHOLAS
G. BEDWELL is the sole devisee of the residue of the
decedent's estate.



1 .2. The above-named devisee has requested that the
2 Personal Representative (who, of course, is also the sole
3 devisee, NICHOLAS G. BEDWELL) petition this Court for
4 distribution, in-kind, of the improved parcel of real
5 property situated at 656 Bowles Lane, Gardnerville, Douglas
6 County, Nevada (Assessor's Parcel No. 1220-22-210-160),
7 which parcel (hereinafter: "the Parcel") is more
8 particularly described on Exhibit 1 attached hereto and
9 incorporated herein by this reference. The reason for this
10 request is that Lisa T. with National Default Servicing
11 Corp., acting as agent for Wells Fargo Bank, beneficiary of
12 the first deed of trust securing the payment of
13 approximately \$78,000 still owing on the decedent's
14 promissory note of even date with the referenced first deed
15 of trust recorded against the Parcel, has agreed as of late
16 yesterday to forbear for 10 days crying its trustee's
17 foreclosure sale scheduled to take place tomorrow, February
18 9, 2011, if it receives proof that the Parcel is conveyed-
19 pursuant to Court Order to NICHOLAS G. BEDWELL, a single
20 man, in his individual (not fiduciary) capacity. This period
21 of forbearance by Wells Fargo and National Default Servicing
22 Corp. will provide NICHOLAS BEDWELL adequate time to
23 complete the refinancing of the Parcel with Hans Prakelt and
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1 remit through National Default Servicing Corp. the balance
2 owing to Wells Fargo under the referenced deed of trust.

3
4 3. This estate is encumbered with only a few small
5 debts, so the requested distribution to NICHOLAS G. BEDWELL
6 may be allowed without injury to the creditors of the
7 estate.

8 4. There is sufficient property remaining in the
9 estate and pledged by the Petitioner to satisfy the debts of
10 the estate.

11 The Court concludes that good cause has been shown to
12 grant the relief requested in the Petition for Partial
13 Distribution filed herein on February 4, 2011.

14
15 IT IS HEREBY ORDERED that the Personal Representative
16 is authorized and directed to make a distribution, in-kind,
17 of the improved parcel of real property situated at 656
18 Bowles Lane, Gardnerville, Douglas County, Nevada (as more
19 particularly described on Exhibit 1 attached hereto and
20 incorporated herein by this reference), to NICHOLAS G.
21 BEDWELL, a single man, in his individual capacity.

22
23 DATED: February 8, 2011
24
25 Michael P. [Signature]
26 DISTRICT JUDGE

27 SUBMITTED BY:
28 GEORGE M. KEELE, ESQ.
Attorney for the Personal
Representative



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EXHIBIT 1
LEGAL DESCRIPTION

All that real property situated in Gardnerville, County of Douglas, State of Nevada, and more particularly described as follows:

Lot 582 of Gardnerville Ranchos Unit No. 6, According to the Map Thereof, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512.



CERTIFIED COPY

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

DATE 2/8/11

TED THРАН Clerk of the 9th Judicial District Court of the State of Nevada, in and for the County of Douglas,

By [Signature] Deputy