

19-

DOC # 0780049
03/15/2011 03:11 PM Deputy: SG

OFFICIAL RECORD

Requested By:
ROWE & HALES

APNs: 1022-29-412-008
1022-29-411-035
RECORDING REQUESTED BY AND
MAIL TO:

Douglas County - NV
Karen Ellison - Recorder

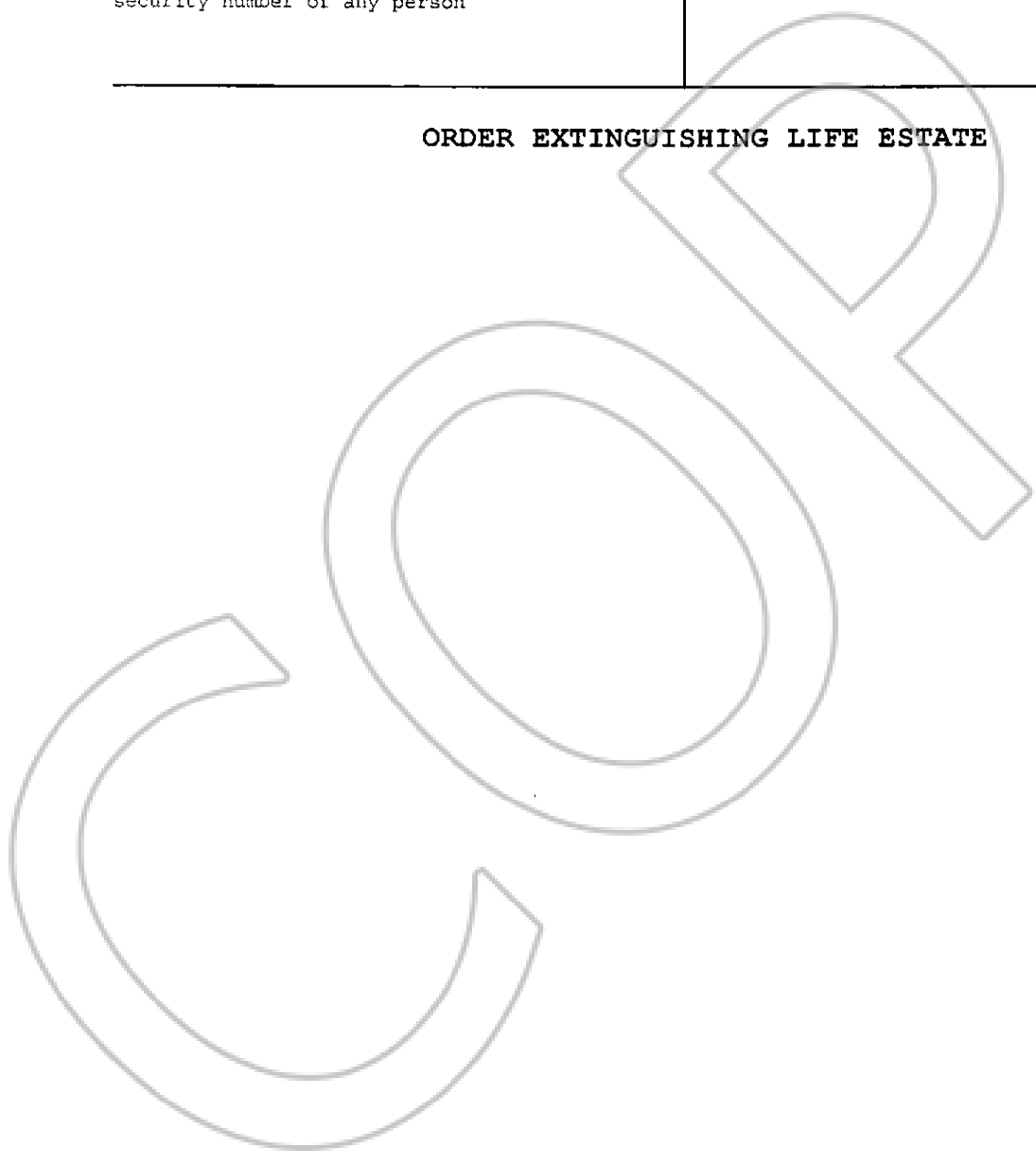
Page: 1 Of 6 Fee: 19.00
BK-0311 PG- 3235 RPTT: 0.00

MICHAEL SMILEY ROWE, ESQ.
1638 Esmeralda Avenue
Minden, NV 89423



Pursuant to NRS 239B.030(4), I affirm that
the instrument contained below (or attached
hereto) does not contain the social
security number of any person

ORDER EXTINGUISHING LIFE ESTATE



RECEIVED
MAR 14 2011
DOUGLAS COUNTY
DISTRICT COURT CLERK

1 CASE NO. 10-PB-0119
2 DEPT. NO. II

FILED

2011 MAR 14 PM 2:15

3 The undersigned affirms
4 that this document contains
no Social Security Number

TED THUAN
CLERK

P. GREGORY
BY _____ DEPUTY

6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7
8 IN AND FOR THE COUNTY OF DOUGLAS

9 In the Matter of the Estate

ORDER EXTINGUISHING LIFE ESTATE

10 -of-

11 WILLIAM JAMES NUNN,
12 Deceased.

13 _____ /
14 **THIS MATTER** was brought on before the Court on the 14th day of
15 March, 2011. Present in Court were the Executrix of the Estate of
16 the Decedent, NANCY LEE FULLINGIM, together with her counsel, MICHAEL
17 SMILEY ROWE, ESQ. of ROWE & HALES, LLP.

18 On 17 February 2011 the Executrix filed her Verified Inventory
19 of Property and her Request for Order Extinguishing Life Estate
20 ("Request"). Attached as Exhibit "A" to the Verified Inventory of
21 Property and the Request was a letter dated 16 December 2010 from
22 Lora Dean Giovacchini ("Lora") wherein Lora stated:

24 "This letter is to formally give you notice
25 that as of November 13, 2010, I relinquish my
26 rights to the life estate of your dad (William
27 James Nunn) provided to me to 3486 Mark Twain
Ave., Gardnerville, Nevada, upon his death.
You may do with the property as you and your
sister see fit."

Mailing Address
P.O. Box 2080
Minden, NV 89423
Facsimile (775)782-3685

Rowe & Hales
Attorneys At Law

Physical Address
1638 Esmeralda Street
Minden, NV 89425
(775) 782-8141

Mailing Address
P O Box 2080
Minden, NV 89423
Facsimile (775)782-3685

Rowe & Hales
Attorneys At Law

Physical Address
1638 Esmeralda Street
Minden, NV 89423
(775) 782-8141

1 On the basis of the 16 December 2010 letter from Lora, the
2 Executrix has requested that the Court enter its Order terminating
3 the life estate provided in Article 5 of the Decedent's Last Will and
4 Testament.

5 At the time of the hearing on 14 March 2011, no person appeared
6 in opposition to the Request to Extinguish the Life Estate provided
7 in the Decedent's Last Will and Testament.

8 Based upon all pleadings on file herein, and the request of the
9 Executrix to extinguish the life estate appointed by the Last Will
10 and Testament of the Decedent, and good cause appearing, it is hereby
11 found, concluded and ordered as follows:

12
13 1. The Court finds that the Last Will and Testament of the
14 Decedent has been duly and properly admitted to probate. A true and
15 correct copy of the Last Will and Testament of William James Nunn,
16 Deceased, was attached as Exhibit "B" to the Verified Petition for
17 Letters Testamentary filed 9 November 2010.

18 2. Pursuant to Article 5 of the Decedent's Last Will and
19 Testament, the Decedent gave, devised and bequeathed to Lora Dean
20 Giovacchini a life estate in the real property located at 3486 Mark
21 Twain Avenue, Gardnerville, Douglas County, Nevada, together with all
22 items of personal property included therein, for so long as she would
23 make beneficial use and enjoyment of the same. The Decedent's Last
24 Will and Testament further provides that, upon the death of Lora Dean
25 Giovacchini, or upon the earlier termination of the Decedent's gift
26 of a life estate, the Decedent's Will provides that the remainder
27 interest in the real property and improvements located at 3486 Mark
28

1 Twain Avenue, Gardnerville, Douglas County, Nevada, would descend to
2 the children of the Decedent, the Executrix, Nancy Lee Fullingim, and
3 her sister, Regina Louise Nunn, "absolutely and in fee simple".

4 3. The Court finds as a matter of fact, and concludes as a
5 matter of law, that due and proper notice of the Request was supplied
6 to Lora Dean Giovacchini. As noted, Exhibit "A" to the Verified
7 Inventory of Property and Request is a letter from Lora with an
8 address of 73 Arrowhead Drive, Carson City, Nevada 89706.

9 The Court finds that a copy of the Request, together with
10 a copy of the Notice of Hearing to be conducted on 14 March 2011 was
11 provided to Lora at her current address. The Court concludes as a
12 matter of law that the requirements of notice specified in NRS
13 155.010(1)(a) have been met by the Executrix. As noted, no
14 opposition to the Request has been received by the Executrix or by
15 the Court.
16

17 Based upon the above-stated findings of fact and conclusions of
18 law, the Court hereby Orders as follows:

19 **IT IS HEREBY ORDERED** that the life estate provided by the
20 Decedent in Article 5 of his Last Will and Testament to Lora Dean
21 Giovacchini in the real property, improvements and personal property
22 located within the residence, shall be, and the same is hereby,
23 terminated.
24

25 Hereinafter, all rights, title and interest in and to the real
26 property, improvements and personal property, described below, shall
27 be given, devised and bequeathed as provided in Article 6 of the Last
28 Will and Testament of the Decedent.

Mailing Address
P. O. Box 2080
Minden, NV 89423
Facsimile (775)782-3685

Rowe & Hales
Attorneys At Law

Physical Address
1638 Esmeralda Street
Minden, NV 89423
(775)782-8141

Mailing Address
P.O. Box 2080
Minden, NV 89423
Facsimile (775) 782-5685

Rowe & Hales
Attorneys At Law

Physical Address
1638 Esmeralda Street
Minden, NV 89423
(775) 782-8131

1 **BE IT FURTHER ORDERED** that the life estate terminated by this
2 Order, and the real property and improvements conveyed to the
3 beneficiaries of this estate pursuant to Article 6 of the Decedent's
4 Last Will and Testament, may be known as those that parcel of real
5 property located at 3486 Mark Twain Avenue, Gardnerville, Douglas
6 County, Nevada; further described as:

7 Lot 3, as shown on the Map of Topaz-Sunrise
8 Estates, filed in the Office of the County
9 Recorder on January 9, 1968, Document No.
10 39898, Official Records of Douglas County,
11 State of Nevada.

12 The property may be further known as Douglas
13 County, Nevada Assessor's Parcel No. 1022-29-
14 412-008.

15 **BE IT FURTHER ORDERED** that the life estate appointed by Article
16 5 of the Decedent's Last Will and Testament in and to the unimproved
17 parcel of land located at 3483 Topaz Lane, Gardnerville, Nevada,
18 shall also be extinguished. The life estate terminated is in the
19 unimproved property located at 3483 Topaz Lane, Gardnerville, Nevada,
20 contiguous to that property located at 3486 Mark Twain Avenue,
21 Gardnerville, Nevada, and may be further described as:

22 Lot 9, as shown on the Map of Topaz Lodge
23 Subdivision, First and Second Sections, filed
24 for record in the Office of the County
25 Recorder on September 16, 1958, in Book 1 of
26 Maps as Document No. 13594, Official Records
27 of Douglas County, State of Nevada.

28 Said property may be further known and
described as Assessor's Parcel No. 1022-29-
411-035.

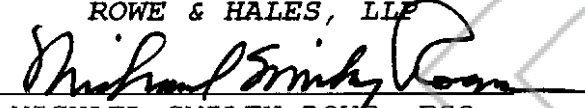
BE IT FURTHER ORDERED that, from the date of this Order, Lora
Dean Giovacchini shall have no interest in the above-described two
parcels of land, together with improvements and personal property

1 located thereon. A certified copy of this Order may be recorded in
2 the Office of the Douglas County Recorder to evidence the
3 extinguishment of the life estate provided in Article 5 of the
4 Decedent's Last Will and Testament executed by the Decedent on 9
5 August 1999, and admitted to probate on 13 December 2010.

6 DATED this 14 day of March, 2011.

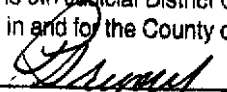
7
8 
9 MICHAEL P. GIBBONS
10 DISTRICT COURT JUDGE

11 ROWE & HALES, LLP

12 
13 MICHAEL SMILEY ROWE, ESQ.
14 Nevada State Bar No. 1374
15 Post Office Box 2080
16 Minden, Nevada 89423
17 (775) 782-8141

18
19
20
21
22
23
24
25 **CERTIFIED COPY**

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

29 DATE 3/14/11
30 TED THRAN Clerk of the 9th Judicial District Court
31 of the State of Nevada, in and for the County of Douglas,
32 By  Deputy

33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000

Rowe & Hales
Attorneys At Law

Physical Address
1638 Esmeralda Street
Minden, NV 89425
(775) 782-8141