

APN 1418-10-710-057

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Page: 1 of 6 Fee: \$19.00

BK-713 PG-7808 RPTT: 0.00



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TITLE OF DOCUMENT:

*Order Regarding Petition for Confirmation  
of Trustee and to Determine Title to Real  
Property of the Cara-may Sprout Carpenter  
1995 Trust*

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**ORD**  
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State Bar No. 8875  
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Attorneys for ROBERT G. SPROUL, III

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BK 713  
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828049 Page: 2 of 6 07/30/2013

**DISTRICT COURT  
DOUGLAS COUNTY, NEVADA**

In the Matter of the  
**CARA-MAY SPROUL CARPENTER  
1995 FAMILY TRUST**

A Nontestamentary Trust

Case No.: **13-PB-0074**  
Department: **II**

ORDER REGARDING PETITION FOR CONFIRMATION OF TRUSTEE AND TO DETERMINE TITLE TO  
REAL PROPERTY OF THE CARA-MAY SPROUL CARPENTER 1995 FAMILY TRUST

Date of Hearing: **July 29, 2013**  
Time of Hearing: **1:30 p.m.**

The petition of ROBERT G. SPROUL, III praying for the confirmation of ROBERT G. SPROUL, III as Trustee of the Cara-May Sproul Carpenter 1995 Family Trust and for a declaratory ruling that the real property located at 224 Glenbrook Inn Road #2, Glenbrook, Nevada 89413 is an asset of the Trust has been heard and considered at a regular hearing.

After considering the Petition, the law, and the evidence,

**A. FINDINGS**

**THE COURT FINDS THAT:**

A.1 Due notice of the hearing on the Petition was given as required by law.

A.2 Cara-May Sproul Carpenter (the "Decedent") created the Cara-May Sproul

Carpenter 1995 Family Trust, on October 19, 1995, which was amended and restated in its



1 entirety on May 21,2008 (the "Trust").

2 A.3 Cara-May Sproul Carpenter died on February 1, 2011, as a resident of Napa  
3 County, California. Due to the Decedent's death, the Trust became irrevocable.

4 A.4 The remainder beneficiaries of the Trust are the Decedent's children, all of  
5 whom are adults. Their names and addresses are as follows:

6 ROBERT G. SPROUL, III  
7 4 Dickenson Drive  
8 Moraga, CA 94556

9 CURTIS CUTTER SPROUL  
10 Sproul Trost LLP  
11 3200 Douglas Blvd., Suite 300  
12 Roseville, CA 94661

13 JAMES MARTIN SPROUL  
14 Sproul Law Offices  
15 3675 Mt. Diablo Blvd., #250  
16 Lafayette, CA 94549

17 CAREY SPROUL CROSBY  
18 266 W. Blithedale Avenue  
19 Mill Valley, CA 94941

20 A.5 Each of the remainder beneficiaries has expressly confirmed their consent to  
21 the relief sought by ROBERT G. SPROUL, III in the underlying Petition.

22 A.6 ROBERT G. SPROUL, III has been the sole trustee of the Trust since  
23 approximately February 23, 2012.

24 A.7 It is appropriate and proper for this Court to assume jurisdiction over the  
25 Trust pursuant to NRS 164.010 as a proceeding in rem because the Trust has an asset in  
26 Douglas County, Nevada, and as such ROBERT G. SPROUL, III, as trustee of the Trust  
27 conducts part of the Trust's business in Douglas County, Nevada.

28 A.8 On February 1, 2011, the Decedent's agents/attorneys-in-fact, Robert G.  
Sproul, III, and Theodore M. Carpenter, acting under and with the authority provided in  
the Decedent's Durable Power of Attorney and Nomination of Conservator, and based on  
the request, knowledge, and approval of the Decedent, executed a Trust Transfer Deed,

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1 document number 0779007, which was during the Decedent's lifetime, transferred the  
2 Decedent's interest in the real property located at 224 Glenbrook Inn Road #2, Glenbrook,  
3 Nevada 89413, with the Douglas County APN of 1418-10-710-057 (the "Glenbrook  
4 Property") to the Trust.

5 A.9 A court of competent jurisdiction, the Superior Court of California, County  
6 of Napa, pursuant to its "Ex Parte Order Approving Petition To Determine Ownership of  
7 Estate Property and Authorizing and Directing Trustee to Transfer Estate Property [Probate  
8 Code §850(a)(2) and § 17200]" dated July 12, 2013, and entered this same date, has  
9 expressly declared that all of the Decedent's interest in the Glenbrook Property is vested in  
10 ROBERT G. SPROUL, III, as trustee of the Trust, and has further confirmed and authorized  
11 ROBERT G. SPROUL, III to execute "any and all necessary instruments and commitments"  
12 to complete the pending sale of the Glenbrook Property.

13  
14 A.10 There have been no adverse claims made that have asserted ownership in the  
15 Glenbrook Property.

16 A.11 In accordance with NRS 164.033, it is hereby found that the Glenbrook  
17 Property is currently an asset of the Trust.

18 **B. DECREE AND ORDER**

19 **IT IS THEREFORE ORDERED AND DECREED THAT:**

20 B.1 ROBERT G. SPROUL, III is hereby confirmed as the Trustee of the Cara-May  
21 Sproul Carpenter 1995 Family Trust, dated October 19, 1995 (the "Trust");

22 B.2 This Court hereby assumes jurisdiction over the Cara-May Sproul Carpenter  
23 1995 Family Trust as a proceeding in rem;

24 B.3 It is hereby confirmed and declared that all of the interest of Cara-May Sproul  
25 Carpenter in the real property located at 224 Glenbrook Inn Road #2, Glenbrook, Nevada  
26 89413 belongs to and is an asset of the Cara-May Sproul Carpenter 1995 Family Trust,  
27 dated October 19, 1995, with such real property more specifically described as follows:  
28

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All that certain lot, place or parcel of land situate in the County of Douglas, State Nevada, described as follows:

PARCEL NO. 1:

Lot 62, in Block B, as shown on the Amended Map of GLENBROOK UNIT NO. 2, filed in the office of the recorder of Douglas County, Nevada, on October 13, 1978 as Document no. 26250 and also shown on the Second Amended Plat of GLENBROOK UNIT NO. 2, filed in the office of the Recorder of Douglas County, Nevada, on October 13, 1978 as Document No. 41035.

PARCEL 2:

The exclusive right to use for garage purposes that parcel designated as "G.E." 62, in Block B, as shown on the Amended Map of GLENBROOK UNIT NO 2., filed in the office of the Recorder of Douglas County, Nevada on October 13, 1978 as Document No, 26250.

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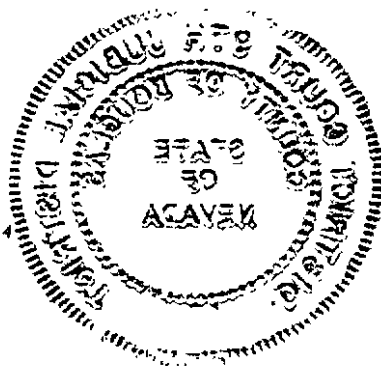
B.4 ROBERT G. SPROUL, III, as Trustee of the Cara-May Sproul Carpenter 1995 Family Trust, is hereby authorized to execute any and all necessary instruments and commitments to complete the sale of the Cara-May Sproul Carpenter 1995 Family Trust's interest in the real property located at 224 Glenbrook Inn Road #2, Glenbrook, Nevada 89413.

DATED: July 29 2013.

DISTRICT COURT JUDGE

Submitted by:

By JOSEPH J. POWELL  
State Bar No. 8875



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COPY

**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 7/29/13

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

By [Signature] Deputy