

APN# : 1320-32-715-005

**Recording Requested By:**

Western Title Company, Inc.

**Escrow No.:** 064383-TEA

**When Recorded Mail To:**

Western Title Company

1513 Hwy 395 STE 101

Gardnerville, N

89410

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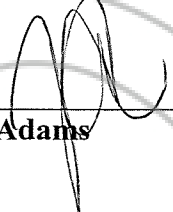
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

**Signature**



**Tradi Adams**

**Escrow Officer**

**Order Appointing Conservator of the Person and Estate**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

1 CASE No.: 14-CV-0195  
2 Dept. No.: I

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2014 SEP -9 AM 9:46

3 DOUGLAS COUNTY  
4 DISTRICT COURT CLERK

TED THUAN  
CLERK  
M. BIAGGINI  
BY \_\_\_\_\_ DEPUTY

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

7 Conservatorship of )  
8 ELOUESE PERRY, )  
9 Conservatee )  
10 )  
11 )

**ORDER APPOINTING CONSERVATOR  
OF THE PERSON AND ESTATE**

12 See Order Appointing Conservator of the Person and Estate attached hereto

13 DATED this 9<sup>TH</sup> day of September, 2014.

14 J. M. CLOUSER & ASSOCIATES, LTD.  
15 1669 Lucerne Street, Suite A-3  
16 Minden, Nevada 89423  
17 (775) 782-2888 - Telephone  
(775) 782-2333 - Facsimile

18 *Justin M. Clouser*

19 JUSTIN M. CLOUSER, ESQ.  
20 Nevada State Bar # 2678  
21 Attorneys for Conservator

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): <b>CRAGI S. MARKS, ESQ. SBN: 99425</b> Attorney at Law 45 Hunter Square Plaza, Stockton, CA 95202 TELEPHONE NO.: (209)948-9384 FAX NO. (Optional): (209)948-0706 E-MAIL ADDRESS (Optional): ATTORNEY FOR (Name): <b>Petitioner: RONNIE J. ALFORD</b>	FOR COURT USE ONLY  Filed <b>DEC - 9 2010</b> <b>ROSA JUNQUEIRO, CLERK</b>  <i>Cecilia Almeida</i> <b>DEPUTY</b>  By  CASE NUMBER: <b>99-2010-00252200-PR-CP-STK</b>
SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN JOAQUIN STREET ADDRESS: <b>222 East Weber Avenue</b> MAILING ADDRESS: CITY AND ZIP CODE: <b>Stockton, CA 95202</b> BRANCH NAME: <b>STOCKTON</b>	
CONSERVATORSHIP OF (Name): <b>ELOUESE PERRY,</b>	
ORDER APPOINTING <input type="checkbox"/> SUCCESSOR PROBATE CONSERVATOR OF THE <input checked="" type="checkbox"/> PERSON <input checked="" type="checkbox"/> ESTATE <input type="checkbox"/> Limited Conservatorship	

**WARNING: THIS APPOINTMENT IS NOT EFFECTIVE UNTIL LETTERS HAVE ISSUED.**

- The petition for appointment of  successor conservator came on for hearing as follows (check boxes c, d, e, and f or g to indicate personal presence):
  - Judicial officer (name): Craig S. Marks, Esq.
  - Hearing date: **12/09/2010** Time: **8:30 a.m.**  Dept.: **32**  Room:
  - Petitioner (name): **RONNIE J. ALFORD**
  - Attorney for petitioner (name): **CRAIG S. MARKS, ESQ.**
  - Attorney for  person cited  the conservatee on petition to appoint successor conservator.  
 (Name):  
 (Address):  
 (Telephone):
  - Person cited was  present.  unable to attend.  able but unwilling to attend.  out of state.
  - The conservatee on petition to appoint successor conservator was  present.  not present.

**THE COURT FINDS**

- All notices required by law have been given.
- Granting the conservatorship is the least restrictive alternative needed for the protection of the conservatee.
- (Name): **ELOUESE PERRY**
  - is unable properly to provide for his or her personal needs for physical health, food, clothing, or shelter.
  - is substantially unable to manage his or her financial resources or to resist fraud or undue influence.
  - has voluntarily requested appointment of a conservator and good cause has been shown for the appointment.
- The conservatee
  - is an adult.
  - will be an adult on the effective date of this order.
  - is a married minor.
  - is a minor whose marriage has been dissolved.
- There is no form of medical treatment for which the conservatee has the capacity to give an informed consent.  
 The conservatee is an adherent of a religion defined in Probate Code section 2355(b).
- Granting the  successor conservator powers to be exercised independently under Probate Code section 2590 is to the advantage and benefit and in the best interest of the conservatorship estate.
- The conservatee is not capable of completing an affidavit of voter registration.

Do NOT use this form for a temporary conservatorship. Page 1 of 3

CONSERVATORSHIP OF (Name): <b>ELOUESE PERRY,</b>	CASE NUMBER:
CONSERVATEE	

9.  The conservatee has dementia as defined in Probate Code section 2356.5, and the court finds all other facts required to make the orders specified in item 28.
10.  Attorney (name): \_\_\_\_\_ has been appointed by the court as legal counsel to represent the conservatee in these proceedings. The cost for representation is: \$ \_\_\_\_\_  
The conservatee has the ability to pay  all  none  a portion of this sum (specify): \$ \_\_\_\_\_
11.  The conservatee need not attend the hearing.
12.  The appointed court investigator is (name): \_\_\_\_\_  
(Address and telephone): \_\_\_\_\_
13.  (For limited conservatorship only) The limited conservatee is developmentally disabled as defined in Probate Code section 1420.
14.  The  successor conservator is a professional fiduciary as defined by Business and Professions Code section 6501(f).
15.  The  successor conservator holds a valid, unexpired, unsuspended license as a professional fiduciary issued by the Professional Fiduciaries Bureau of the California Department of Consumer Affairs under chapter 6 (commencing with section 6500) of division 3 of the Business and Professions Code.  
License no.: \_\_\_\_\_ Issuance or last renewal date: \_\_\_\_\_ Expiration date: \_\_\_\_\_
16. (Either a, b, or c must be checked):
- a.  The  successor conservator is not the spouse of the conservatee.
- b.  The  successor conservator is the spouse of the conservatee and is not a party to an action or proceeding against the conservatee for legal separation, dissolution, annulment, or adjudication of nullity of their marriage.
- c.  The  successor conservator is the spouse of the conservatee and is a party to an action or proceeding against the conservatee for legal separation, dissolution, annulment, or adjudication of nullity of their marriage. It is in the best interest of the conservatee to appoint the spouse as  successor conservator.
17. (Either a, b, or c must be checked):
- a.  The  successor conservator is not the domestic partner or former domestic partner of the conservatee.
- b.  The  successor conservator is the domestic partner of the conservatee and has neither terminated nor intends to terminate their domestic partnership.
- c.  The  successor conservator is the domestic partner or former domestic partner of the conservatee and intends to terminate or has terminated their domestic partnership. It is in the best interest of the conservatee to appoint the domestic partner or former domestic partner as  successor conservator.

**THE COURT ORDERS**

18. a. (Name): **RONNIE J. ALFORD** (Telephone): 464-5291  
(Address): 2351 W. Princeton Avenue, Stockton, CA 95204

is appointed  successor  conservator  limited conservator of the PERSON of (name):  
**ELOUESE PERRY** and Letters of Conservatorship shall issue upon qualification.

b. (Name): **RONNIE J. ALFORD** (Telephone): 464-5291  
(Address): 2351 W. Princeton Avenue, Stockton, CA 95204

is appointed  successor  conservator  limited conservator of the ESTATE of (name):  
**ELOUESE PERRY** and Letters of Conservatorship shall issue upon qualification.

19.  The conservatee need not attend the hearing.
20. a.  Bond is not required.
- b.  Bond is fixed at: \$ **485,000.00** to be furnished by an authorized surety company or as otherwise provided by law.
- c.  Deposits of: \$ \_\_\_\_\_ are ordered to be placed in a blocked account at (specify institution and location): \_\_\_\_\_

and receipts shall be filed. No withdrawals shall be made without a court order.

Additional orders in attachment 20c.

CONSERVATORSHIP OF (Name): <b>ELOUESE PERRY,</b>	CASE NUMBER:
CONSERVATEE	

20. (cont.) d.  The  successor conservator is not authorized to take possession of money or any other property without a specific court order.
21.  For legal services rendered,  conservatee  conservatee's estate shall pay the sum of \$ \_\_\_\_\_ to (name):  
 forthwith  as follows (specify terms, including any combination of payors):

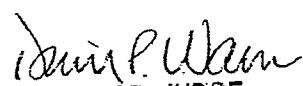
- Continued in attachment 21.
22.  The conservatee is disqualified from voting.
23.  The conservatee lacks the capacity to give informed consent for medical treatment and the  successor conservator of the person is granted the powers specified in Probate Code section 2355.  
 The treatment shall be performed by an accredited practitioner of a religion as defined in Probate Code section 2355(b).
24.  The  successor conservator of the estate is granted authorization under Probate Code section 2590 to exercise independently the powers specified in attachment 24  subject to the conditions provided.
25.  Orders relating to the capacity of the conservatee under Probate Code sections 1873 or 1901 as specified in attachment 25 are granted.
26.  Orders relating to the powers and duties of the  successor conservator of the person under Probate Code sections 2351-2358 as specified in attachment 26 are granted. (Do not include orders under Probate Code section 2356.5 relating to dementia.)
27.  Orders relating to the conditions imposed under Probate Code section 2402 on the  successor conservator of the estate as specified in attachment 27 are granted.
28.  a.  The  successor conservator of the person is granted authority to place the conservatee in a care or nursing facility described in Probate Code section 2356.5(b).  
b.  The  successor conservator of the person is granted authority to authorize the administration of medications appropriate for the care and treatment of dementia described in Probate Code section 2356.5(c).
29.  Other orders as specified in attachment 29 are granted.
30.  The probate referee appointed is (name and address):

Neal Lacativo  
P.O. Box 2083  
Castro Valley, CA 94546  
(510) 883-5987

31.  (For limited conservatorship only) Orders relating to the powers and duties of the  successor limited conservator of the person under Probate Code section 2351.5 as specified in attachment 31 are granted.
32.  (For limited conservatorship only) Orders relating to the powers and duties of the  successor limited conservator of the estate under Probate Code section 1830(b) as specified in attachment 32 are granted.
33.  (For limited conservatorship only) Orders limiting the civil and legal rights of the limited conservatee as specified in attachment 33 are granted.

34.  This order is effective on the  date signed  date minor attains majority (specify): \_\_\_\_\_
35. Number of boxes checked in items 18-34: \_\_\_\_\_
36. Number of pages attached: \_\_\_\_\_

Date: 12-9-10

  
**DAVID P. WARNER, JUDGE**  
JUDICIAL OFFICER  
 SIGNATURE FOLLOWS LAST ATTACHMENT

Conservatorship of the Person and Estate of ELOUESE PERRY, Conservatee.  
SJCO Superior Court Case Number PR

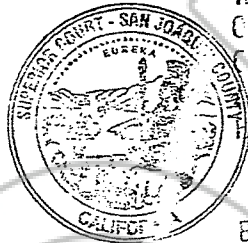
Attachment 24  
PROBATE CODE 2590

- g) Personal property.
- h) The power to alter, improve, and repair or raze, replace, and rebuild property of the estate.
- p) The power to pay, collect, compromise, arbitrate, or otherwise adjust claims, debts, or demands upon the conservatorship.
- q) The power to employ attorneys, accountants, investment counsel, agents, depositories, and employees and to pay the expense.

Conservatorship of the Person of ELOUESE PERRY, Conservatee.  
SJCO Superior Court Case Number PR 39-2010-00252200-PR-CP-STK

Attachment 26

- PROBATE CODE §2354 Consent to Medical Treatment for Conservatee— Where Conservatee Does Not Lack Capacity.
- PROBATE CODE §2357 Medical Treatment for Existing or Continuing Condition
- PROBATE CODE §2358 Conservatee Cannot Enter Into any Contracts Except for the Necessities of Life



THE ANNEXYED INSTRUMENT IS A CORRECT COPY  
OF THE ORIGINAL ON FILE IN MY OFFICE.  
ORIGINAL SEAL MUST BE IN PURPLE.

JUN 24 2014

Clerk of the Superior Court  
in and for the County of  
San Joaquin, State of California

By Bernie Jeff Deputy

**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 November 4, 2014

BOBBIE R. WILLIAMS, Clerk of Court  
of the State of Nevada, in and for the County of Douglas,

By Bobbie Williams Deputy