

DOUGLAS COUNTY, NV 2015-865980

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ALLISON MACKENZIE, LTD

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KAREN ELLISON, RECORDER

APN: 1318-23-811-009

RECORDING REQUESTED BY:

JOEL W. LOCKE, ESQ.
ALLISON MacKENZIE, LTD.
402 North Division Street
P.O. Box 646
Carson City, NV 89702

WHEN RECORDED MAIL TO:

JOEL W. LOCKE, ESQ.
ALLISON MacKENZIE, LTD.
402 North Division Street
P.O. Box 646
Carson City, NV 89702

MAIL TAX STATEMENTS TO:

RICHARD BURNINGHAM
P.O. Box 646
Carson City, NV 89702

**SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE**

■ The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

Signature

**ORDER APPOINTING SPECIAL ADMINISTRATOR AND
ISSUING LETTERS OF SPECIAL ADMINISTRATION**

RECEIVED

JUN 17 2015

Douglas County
District Court Clerk

FILED

NO _____

2015 JUN 22 PM 4:34

BOBBIE R. WILLIAMS
CLERK

BY *[Signature]* DEPUTY

1 Case No. 15-PB-C-062

2 Dept. No. II

3
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5
6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF DOUGLAS

8
9 IN THE MATTER OF THE ESTATE
10 OF
11 REBECCA B. LINK, Deceased.

ORDER APPOINTING SPECIAL
ADMINISTRATOR AND
ISSUING LETTERS OF
SPECIAL ADMINISTRATION

12 _____
13 RICHARD BURNINGHAM, by and through his attorneys, ALLISON MacKENZIE,
14 LTD., having filed with the Court a Petition for Appointment of Special Administrator and Issuance of
15 Letters of Special Administration (hereinafter "Petition"), and the Court having reviewed the evidence,
16 read the papers, and considered the matter; and it appearing:

17 I.
18 DECEDENT

19 That REBECCA B. LINK. (hereinafter referred to as "decedent"), died on April 1,
20 2015, being at the time of her death a resident of and domiciled in Douglas County, State of Nevada,
21 leaving at the time of her death certain property located within Douglas County, State of Nevada.

22 II.
23 LAST WILL AND TESTAMENT

24 That the decedent left a document purporting to be her Last Will and Testament, dated
25 April 4, 2011, the original of which is lodged with the Court.

26 ///

27 ///

28 ///

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III.

SPECIAL ADMINISTRATION AND POWERS OF SPECIAL ADMINISTRATOR

That Petitioner is informed and believes that it would be in the best interest of the estate to appoint a Special Administrator to secure the assets of the estate and take possession of the property of the estate, including ascertaining and accessing the decedent's accounts at any banks, brokerage houses, or other financial institutions; specifically, to secure the assets of any bank accounts, safety deposit box(es), investments, vehicles, retirement accounts, life insurance policies, real property, business interests, or other personal property, for the purposes of inventorying the assets of the estate, locating a Last Will and Testament, and to exercise such other power as may be necessary for the preservation of the decedent's estate. That Petitioner further believes that it would be in the best interest of the estate to appoint a Special Administrator to handle the necessary administrative and financial matters of the estate pending the filing of the probate of the decedent's estate, if necessary.

That First Centennial Title ("FCT") underwriters have refused to acknowledge the validity of the Deed recorded in the Office of the Recorder for Douglas County on January 30, 2014 as Document No. 0837520, which transferred the property located at 184 Pine Drive, Stateline, Nevada 89449 from the decedent and her husband, to the decedent, as her sole and separate property using a power of attorney. FCT will not insure the title to the property or any subsequent transfers unless there is a Court Order approving said transfer.

This Court now orders that the Special Administration of this property interest is confirmed and ratified, and the subject Deed recorded in the Office of the Recorder for Douglas County on January 30, 2014 as Document No. 0837520, is valid, and it is further confirmed that the decedent held the fee simple interest in the subject property described in said deed, as her sole and separate property.

IV.

SPECIAL ADMINISTRATOR

That Petitioner, RICHARD BURNINGHAM, is nominated in Article V of the decedent's Will as the successor Personal Representative, second to Ron, who has passed away. Petitioner has not been convicted of a felony in the United States and is otherwise qualified to serve in

1 the capacity of Special Administrator of this estate. That Petitioner is hereby appointed as Special
2 Administrator for the estate.

3 V.

4 HEIRS AND NEXT-OF-KIN

5 That so far as known to Petitioner, the names, relationships, ages, and addresses of the
6 heirs and next-of-kin of decedent are as follows:

7	<u>NAME</u>	<u>RELATIONSHIP</u>	<u>AGE</u>	<u>ADDRESS</u>
8	Richard Burningham	Brother	Adult	
9				
10	Timothy Burningham	Brother	Adult	
11				
12	Ron Graham	Step-Son	Adult	3724 Spencer Street, #302 Torrence, CA 90503
13				
14	Hannah Rahn	Niece	Adult	706879 Township Rd #2 Princeton, Ontario N0J1V0
15				
16	Joe Douthwright	Nephew	Adult	4862 Second Concession Road Sherkston, ON LOS 1R0
17				
18	Ruth Douthwright	Niece	Adult	287 Hill Street London, Ontario N6B1E1
19				
20	Francis Douthwright	Niece	Adult	3-73 Hewitt Avenue Toronto, Ontario M6R 1Y4
21				
22	Billy Jack Douthwright	Nephew	Adult	201-63 Rue Imelda Millette Lemoyne, Quebec J4R2H6

23 VI.

24 ESTATE ASSETS

25 That the total value of the estate of the decedent subject to probate administration is
26 \$0.00.

27 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED as
28 follows:

ALLISON MacKENZIE, LTD.
402 North Division Street, P.O. Box 646, Carson City, NV 89702
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1 1. That special administration is granted herein and that the petitioner, RICHARD
2 BURNINGHAM, is appointed as Special Administrator of the estate of decedent, without notice and
3 hearing, to serve as Special Administrator, without posting bond.

4 2. That Letters of Special Administration shall be issued to the petitioner,
5 RICHARD BURNINGHAM, without posting bond.

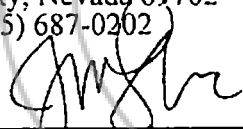
6 3. That the Grant, Bargain, Sale Deed recorded on January 30, 2014, in the Office
7 of the Recorder for Douglas County as Document No. 0837520 as to the property described in said
8 deed (APN: 1318-23-811-009), is a valid and enforceable transfer, and the transfer from Ronald F.
9 Link and Rebecca B. Link, Husband and Wife to Rebecca B. Link, as her sole and separate property is
10 confirmed and ratified.

11 DATED on this 22 day of June, 2015.

12
13 
14 DISTRICT COURT JUDGE

15 Respectfully submitted by:

16 ALLISON, MacKENZIE, LTD.
17 P.O. BOX 646
18 Carson City, Nevada 89702
19 Phone (775) 687-0202

20 By: 
21 JOEL W. LOCKE, ESQ.
22 Nevada State Bar No. 10128
23 Attorneys for Petitioner,
24 RICHARD BURNINGHAM

25 4825-4267-4724, v. 1

26 **CERTIFIED COPY**

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

DATE June 22, 2015
BOBBIE F. WILLIAMS, Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By M. Blaney Deputy