

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



00022347201508697000070075

KAREN ELLISON, RECORDER

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 CONFIRMING DEED UPON DEATH

FILED

RECEIVED

NO. _____

1 Case No. 15-PB-0062

AUG 26 2015

2015 SEP 15 PM 12: 27

2 Dept. No. II

Douglas County
District Court Clerk

BOBBIE R. WILLIAMS
CLERK

3 The party executing this document hereby affirms
4 that this document submitted for filing does
5 contain the social security number of a
6 person or persons pursuant to NRS 239B 030

D. GOELZ
BY _____ DEPUTY

7 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

8 IN AND FOR THE COUNTY OF DOUGLAS

9
10 IN THE MATTER OF THE ESTATE

**ORDER CONFIRMING
DEED UPON DEATH**

11 OF

12 REBECCA B LINK, Deceased

13 _____ /

14 RICHARD BURNINGHAM, by and through his attorneys, ALLISON MacKENZIE,
15 LTD , having filed a Petition to Confirm Deed Upon Death, and the Court having reviewed the
16 evidence, read the papers, and considered the matter, and it appearing, it is HEREBY ORDERED as
17 follows.

18 1. On June 17, 2015, petitioner filed a Petition for Appointment of Special Administrator
19 and for Issuance of Letters of Special Administration ("Petition") In the Petition, petitioner requested
20 that this Court confirm the transfers of real property from THE LINK FAMILY 2011 TRUST, to
21 RONALD F LINK and REBECCA B LINK, husband and wife, and from RONALD F LINK and
22 REBECCA B. LINK, husband and wife, to REBECCA B LINK as her sole and separate property.
23 These transfers were made to preserve the assets of the estate from any potential Medicaid or Medi-cal
24 claims.

25 2 The title company refused to insure the property due to the fact the transfer from
26 RONALD F LINK and REBECCA B LINK to REBECCA B LINK, was made using a power of
27 attorney, and executed by REBECCA B. LINK on behalf of her husband The title company alleged
28 this transfer was "self-interested" and thus, uninsurable.

ALLISON, MacKENZIE, PAVLAKIS, WRIGHT & FAGAN, LTD
402 North Division Street, P O Box 646, Carson City, NV 89702
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E-Mail Address law@allisonmackenzie.com

1 3. On June 22, 2015, this Court confirmed the transfers in its Order Appointing Special
2 Administrator. Subsequently, the title company has now stated it must have an order issued by this
3 Court also confirming the transfer of the interest in the real property described in the Deed Upon Death
4 attached hereto as Exhibit 1, to the named beneficiaries named therein, or they will not insure the
5 property for a period of 18 months following the death of the decedent, REBECCA B. LINK.

6 4. In the present case, there is no probate estate of the decedent, and no claims against the
7 estate, nor the decedent's trust. A Notice to Creditors for the Trust was published in the Record
8 Courier on May 17, 24, and 31, 2015, and no claims were filed. The time period to make such a claim
9 has passed. As such, NRS 111.689 does not apply to this matter.

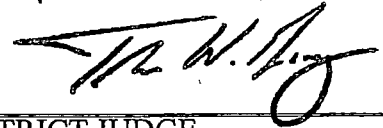
10 5. The validity and conveyance of the Deed Upon Death, recorded on June 3, 2014, as
11 Document No 0843905, in the Office of the Recorder for Douglas County, for the real property
12 located at 184 Pine Drive, Douglas County, Stateline, Nevada APN 1318-23-811-009, described as.

Lot 16, in Block G, as shown on the map of FIRST ADDITION TO
KINGSBURY MEADOWS, filed in the office of the County Recorder
of Douglas County, State of Nevada, on July 17, 1957

13 from Rebecca B. Link, as her sole and separate property IS HEREBY CONFIRMED to the following
14 individuals

- 15 Richard Burningham, as to an undivided one-quarter (1/4) interest,
- 16 Timothy Burningham, as to an undivided one-quarter (1/4) interest,
- 17 Ronald Graham, as to an undivided one-quarter (1/4) interest;
- 18 Hannah Rahn, as to an undivided one-twenty fourth (1/24) interest,
- 19 Joe Douthwright, as to an undivided one-twenty fourth (1/24) interest,
- 20 Ruth Douthwright, as to an undivided one-twenty fourth (1/24) interest,
- 21 Francis Douthwright, as to an undivided one-twenty fourth (1/24) interest,
- 22 Theresa Douthwright, as to an undivided one-twenty fourth (1/24) interest, and
- 23 Billy Jack Douthwright, as to an undivided one-twenty fourth (1/24) interest,

24 DATED on this 15 day of September, 2015

25
26
27
28


DISTRICT JUDGE

ALLISON, MacKENZIE, PAVLAKIS, WRIGHT & FAGAN, LTD
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INDEX OF EXHIBITS

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<u>Exhibit No.</u>	<u>Description</u>	<u>No. Of Pages</u> (Including Exhibit Tab)
1	Deed Upon Death	03
4811-9118-8519, v 1		

EXHIBIT 1

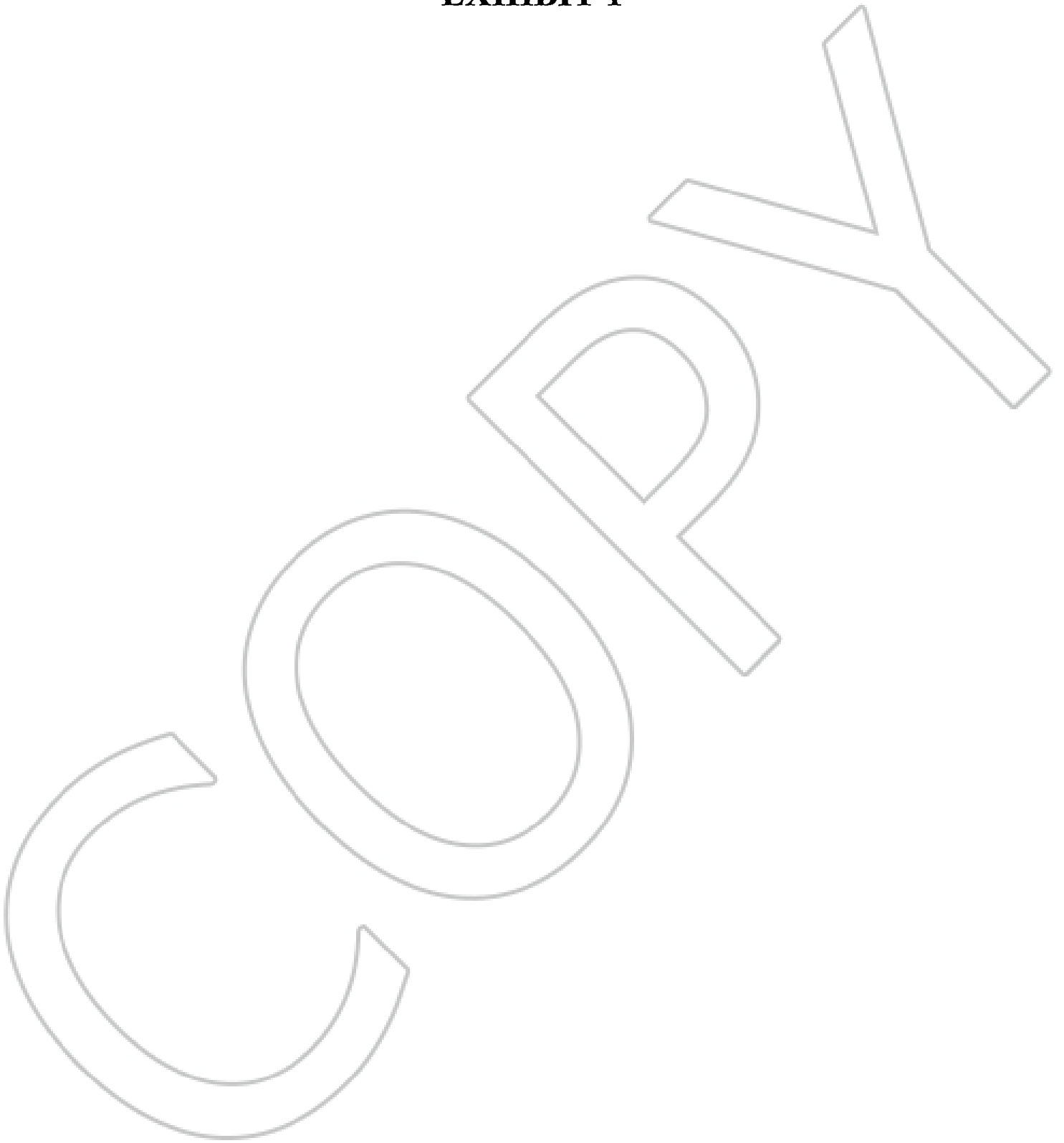


EXHIBIT 1

Doc Number: **0843905**

06/03/2014 03:54 PM

OFFICIAL RECORDS

Requested By:
ALLISON MACKENZIE PAVLAKIS

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 2 Fee: \$ 15.00
Bk: 0614 Pg: 630 RPTT H 10



Deputy ke

APN: 1318-23-811-009
RETURN RECORDED DEED TO:
JOEL W. LOCKE, ESQ.
ALLISON, MacKENZIE, PAVLAKIS,
WRIGHT & FAGAN, LTD.
402 North Division Street
P.O. Box 646
Carson City, NV 89702

GRANTEE/MAIL TAX STATEMENTS TO:
REBECCA B. LINK
P.O. BOX 3389
Stateline, NV 89449

The party executing this document hereby affirms
that this document submitted for recording does
not contain the social security number of a person or
persons as required by NRS 239B.030

DEED UPON DEATH

I, REBECCA B. LINK, hereby convey to RICHARD BURNINGHAM as to an undivided one-quarter (1/4) interest, to TIMOTHY BURNINGHAM as to an undivided one-quarter (1/4) interest, to RONALD GRAHAM as to an undivided one-quarter (1/4) interest, to HANNAH RAHN as to an undivided one-twenty fourth (1/24) interest, to JOE DOUTHWRIGHT as to an undivided one-twenty fourth (1/24) interest, to RUTH DOUTHWRIGHT as to an undivided one-twenty fourth (1/24) interest, to FRANCIS DOUTHWRIGHT as to an undivided one-twenty fourth (1/24) interest, to THERESA DOUTHWRIGHT as to an undivided one-twenty fourth (1/24) interest, and to BILLY JACK DOUTHWRIGHT as to an undivided one-twenty fourth (1/24) interest, as tenants in common, effective on my death, all right, title, and interest in all that real property situated in Douglas County, State of Nevada, being Assessor's Parcel Number 1318-23-811-009, and more particularly described as follows:

Lot 16, in Block G, as shown on the map of FIRST ADDITION TO KINGSBURY MEADOWS, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 17, 1957.

(Pursuant to NRS 111.312 this legal description was previously recorded on October 17, 1979, as Document No. 37792).

Assessor's Parcel Number 1318-23-811-009.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR WHICH CONVEYS THE SAME REAL PROPERTY PURSUANT TO NRS 111.109, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR IN THE SAME REAL PROPERTY.

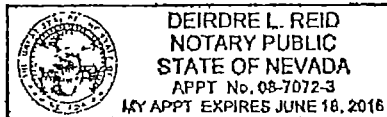
DATED 6/2/14, 2014.

Rebecca B. Link
REBECCA B. LINK

STATE OF NEVADA)
) : ss.
CARSON CITY)

On this 2 day of June, 2014, before me, Deirdre Reid, personally appeared REBECCA B. LINK, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that she executed it.

Deirdre Reid
NOTARY PUBLIC



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: September 16, 2015
BOBBIE R. WILLIAMS, Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By M. Bragg Deputy