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ASSESSOR'S PARCEL NO: ~~139-25-215-048~~ 1420-34-810-021



KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO THIS  
AND THE TAX STATEMENTS TO:  
Frances R. Burns  
2635 Wade St.  
Minden, NV 89423  
RECORDING REQUESTED BY:  
Frances R. Burns  
2635 Wade St.  
Minden, NV 89423

**SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**

WHEREAS MICHAEL F. BURNS and FRANCES R. BURNS, were the original Trustors, and Ticor Title Insurance Company the original trustee and Frances M. Burns the Beneficiary, under the certain Deed of Trust recorded on November 18, 1986 as an instrument number 145273 in book 1186 in page 1790, Official Records of the County of Douglas, State of Nevada, and affecting the land described in said Deed of Trust, and

WHEREAS FRANCES M. BURNS aka FRANCES MILLAR BURNS aka FRANCES BURNS aka FRANCES CATHERINE BURNS passed away on June 4 2012, as indicated on the attached death certificate attached hereto, and

WHEREAS, THOMAS M. BURNS has been appointed as Special Administrator of the Estate of FRANCES M. BURNS for the purpose of releasing the Deed of Trust referred to above and as indicated in the order and Letters of Special Administration attached hereto; and

WHEREAS the undersigned Special Administrator desires to substitute a new Trustee under said Deed of Trust in place and stead of Ticor Title Insurance Company, now therefore, the undersigned hereby substitutes Thomas M. Burns as Trustee under said Deed of Trust and does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the Estate now held by them thereunder.

Date: 9-7-17

Thomas M Burns  
THOMAS M. BURNS, Special  
Administrator of the Estate of Frances Burns



1 Case No. 17-PT-00913

2 Dept. No. II

FILED

2017 AUG 23 PM 4:41

TANYA SCEIRINE  
COURT ADMINISTRATOR  
THIRD JUDICIAL DISTRICT

Victoria Tovar DEPUTY

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4  
5 IN THE THIRD JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
6 IN AND FOR THE COUNTY OF LYON  
7

8 In the Matter of the Estate of  
9 FRANCES MILLAR BURNS aka  
10 FRANCES M. BURNS aka  
11 FRANCES CATHERINE BURNS  
12 aka FRANCES BURNS,  
13 Deceased.

**ORDER GRANTING APPOINTMENT  
OF SPECIAL ADMINISTRATION**

14 Upon the submission of a verified Petition for Letters of Special Administration, filed by the  
15 Petitioner, THOMAS M. BURNS, by and through his attorney of record, WAYNE A. PEDERSON,  
16 ESQ., of WAYNE A. PEDERSON, P.C., representing as follows:

- 17 1. FRANCES CATHERINE BURNS died on the 4<sup>th</sup> day of June, 2012, in the County  
18 of Lyon, State of Nevada.
- 19 2. The Decedent was, at the time of her death, a resident of the County of Lyon, State  
20 of Nevada; and that her estate consists of a beneficial interest in real property located  
21 in the County of Douglas, State of Nevada. Specifically, Decedent is named as  
22 beneficiary to a certain Short Form Deed of Trust and Assignment of Rents. Said  
23 Deed of Trust, and the underlying Promissory Note, have been fully paid and  
24 satisfied.
- 25 3. There is no person authorized to sign a Substitution of Trustee and Full  
26 Reconveyance, on behalf of the beneficiary, Frances M. Burns, to allow the  
27 preparation and recording of a Deed of Reconveyance, to show the true nature of the  
28 real property.

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NOW, THEREFORE;

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that THOMAS M. BURNS be, and he hereby is, appointed as Special Administrator of the Estate of FRANCES MILLAR BURNS aka FRANCES M. BURNS aka FRANCES CATHERINE BURNS aka FRANCES BURNS, deceased, specifically to allow him the authority to execute a Substitution of Trustee and Full Reconveyance, on behalf of the Beneficiary/Trustee, FRANCES R. BURNS; and that Letters of Special Administration be issued to THOMAS M. BURNS, upon his taking the oath of office.

DATED this 23<sup>rd</sup> day of August, 2017.



DISTRICT COURT JUDGE

**CERTIFIED COPY**

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

Date: August 30, 2017  
Tanya Scelme, Court Administrator  
Third Judicial District Court of the State  
of Nevada, in and for Lyon County.

By Darwin Peoples  
Deputy

FILED

1 Case No. 17-PT-00913

2 Dept. No. II

2017 AUG 30 PM 3:42

TANYA SCEIRINE  
COURT ADMINISTRATOR  
THIRD JUDICIAL DISTRICT

DeAnn Peoples DEPUTY

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6 IN THE THIRD JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
7 IN AND FOR THE COUNTY OF LYON

8  
9 In the Matter of the Estate of  
10 FRANCES MILLAR BURNS aka  
11 FRANCES M. BURNS aka  
12 FRANCES CATHERINE BURNS  
13 aka FRANCES BURNS,

LETTERS OF SPECIAL ADMINISTRATION

14 Deceased.

15 State of Nevada )  
16 County of Lyon ) ss.

17 THIS IS TO CERTIFY that by an order of the above-entitled Court made and entered on the  
18 23<sup>rd</sup> day of August, 2017, THOMAS M. BURNS, was appointed as the Special Administrator of the  
19 Estate of FRANCES MILLAR BURNS aka FRANCES M. BURNS aka FRANCES CATHERINE  
20 BURNS aka FRANCES BURNS, deceased, by virtue of which these Special Letters are issued this  
21 30<sup>th</sup> day of AUGUST, 2017, he having been duly qualified.

22 WITNESS, Honorable Leon A. Aberasturi, of the Third Judicial District Court of the State  
23 of Nevada, in and for the County of Lyon, with the Seal of said Court, this 30<sup>th</sup> day of  
24 AUGUST, 2017.

25 By Order of the Court.

26 TANYA SCEIRINE  
27 CLERK OF THE COURT  
28 DeAnn Peoples

By: \_\_\_\_\_  
Deputy Clerk

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**OFFICIAL OATH**

STATE OF NEVADA        )  
                                      : ss.  
COUNTY OF CLARK        )

I, THOMAS M. BURNS, do solemnly swear that I will support, protect and defend the Constitution and government of the United States, and the Constitution and government of the State of Nevada, against all enemies, whether domestic or foreign, and that I will bear true faith, allegiance and loyalty to the same, any ordinance, resolution, or law of any state notwithstanding, and that I will well and faithfully perform all the duties of the office of Special Administrator of the Estate of FRANCES MILLAR BURNS aka FRANCES M. BURNS aka FRANCES CATHERINE BURNS aka FRANCES BURNS, deceased, on which I am about to enter; so help me God.

Thomas M Burns  
THOMAS M. BURNS

SUBSCRIBED AND SWORN to before me, by THOMAS M. BURNS, on this 28<sup>th</sup> day of AUGUST, 2017.

Helen Martinez  
NOTARY PUBLIC



**CERTIFIED COPY**

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

Date: August 30, 2017  
Tanya Sceirine, Court Administrator  
Third Judicial District Court of the State  
of Nevada, in and for Lyon County.

By Calvin Peoples  
Deputy