

APN: 1420-07-818-027



KAREN ELLISON, RECORDER

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ORDER DETERMINING THE ESTATE'S OWNERSHIP OF MANUFACTURED HOME  
AND RELATED MATTERS

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CASE NO 16-PB-0105 Douglas County District Court Clerk

2017 NOV - 7 PM 1:36

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DOBBIE R WILLIAMS CLERK

This document does not contain the personal information of any individual

BY D. GOELZ DEPUTY

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF DOUGLAS

In the Matter of the Estate of

CARL W RASE, Deceased

ORDER DETERMINING THE ESTATE'S OWNERSHIP OF MANUFACTURED HOME AND RELATED MATTERS

This matter came on before the Court this 7th day of November, 2017, regularly for hearing on the Petition of JOHN C GIOMI for Order Determining the Estate's Ownership of Manufactured Home and Related Matters

No person appeared to contest the petition On proof made to the satisfaction of the court, the Court finds that all notices of the hearing have been duly given as required by law and that the facts alleged in the petition are true, and grants the petition as follows

THE COURT HEREBY FINDS AND ORDERS

1 Pursuant to NRS 144 010, the Personal Representative is charged with filing a true inventory and appraisalment of record of value of all the estate of decedent In this case, Personal Representative believed the manufactured home had been converted and affixed to the realty The estate had been assessed taxes on the whole of the real property, including the building and improvements for decades

1           2       The appraisal of the real property was done, which included the value of the  
2 manufactured home and improvements. No one questioned that the manufactured home was not  
3 part of the realty during the appraisal process either. Personal Representative placed the real  
4 property, including the manufactured home, on the Inventory and asked that it be distributed as  
5 part of the final distribution to beneficiary Jeremy Rase, the Decedent's nephew  
6

7           3       Following the transfer to the beneficiary by Personal Representative's Deed as  
8 approved in the Court's April 4, 2017 Order, it has come to the Personal Representative's attention  
9 that Decedent and his predecessors in interest failed to complete the transfer process with the State  
10 of Nevada Housing Division. The Division requires a complete chain of title or a court order  
11 determining the Estate of Carl W. Rase is the rightful owner of the 1987 Champion Manatee  
12 manufactured home, Serial Number 097-170-9042AB  
13

14           4       Personal Representative is unable to obtain a complete chain of title in that the title  
15 company no longer has records of the Decedent's purchase which occurred 25 years ago, and it  
16 has proven difficult to find sufficient records from the predecessor's in interest  
17

18           5       Decedent purchased the realty and manufactured home described herein from  
19 William L. Duren and Carole A. Duren on October 1, 1992. A deed was recorded with the  
20 Douglas County Recorder as Document Number 290576. The Durens purchased the  
21 manufactured home and realty from Carmelo Saraceno and Penny L. Sacraceno on November 15,  
22 1991. A "Contract of Sale" was recorded with the Douglas County Recorder Document Numbers  
23 265176, together with a true and correct copy of the corresponding deed was recorded with the  
24 Douglas County Recorder as Document Number 290575  
25

26           6       Title to the 1987 Champion Manatee manufactured home (Serial Number  
27 0971709042AB) was first issued on April 13, 1987, as Title Number B0058874, to William  
28

1 Scheffel at the physical location identified as 3412 Princeton Avenue, Carson City, Nevada  
2 89701

3 7 Decedent lived in the home for over two decades, was assessed and paid taxes on the  
4 realty including the manufactured home, and made significant improvements over the years  
5 There is also evidence that the predecessors in interest transferred the manufactured home,  
6 together with the realty  
7

8 6 Personal Representative has published notice because the initial title to the home  
9 was taken 30 years ago and those in the chain of title are either unknown to the Personal  
10 Representative, or the whereabouts are unknown The affidavit of publication was filed with the  
11 Court and provides sufficient notice to all interested parties of the petition and these proceedings  
12

13 NOW THEREFORE, IT IS HEREBY ORDERED AS FOLLOWS

- 14 1 The Estate of Carl W Rase is the rightful owner of the 1987 Champion Manatee  
15 manufactured home, Serial Number 097-170-9042AB  
16  
17 2 The Personal Representative to provide said order to the State of Nevada Housing  
18 Division as proof of ownership and take all necessary steps to enable the Division to  
19 proceed with converting the home to real property  
20  
21 3 Once completed, the Personal Representative is authorized to take all steps necessary  
22 to transfer ownership to the beneficiary Jeremy Rase as contemplated by the Court's  
23 April 4, 2017 order

24 DATED this 7 day of November 2017

25  
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 November 7, 2017  
BOBBIE R WILLIAMS Clerk of Court  
of the State of Nevada, in and for the County of Douglas,  
By [Signature] Deputy

[Signature]  
NATHAN TOD YOUNG  
DISTRICT COURT JUDGE