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KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

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

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ROBERT R. WILLIAMS
CLERK

BY D. GOELZ CLERK

1 CASE NO. 16-PB-0105

2 DEPT. NO. I

3
4 *This document does not contain the personal*
5 *information of any individual.*

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

7 IN AND FOR THE COUNTY OF DOUGLAS

8 In the Matter of the Estate of

9
10 CARL W. RASE,
11 Deceased.

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

12
13
14 This matter came on before the Court this 7th day of November, 2017, regularly for
15 hearing on the Petition of JOHN C. GIOMI for Order Determining the Estate's Ownership of
16 Manufactured Home and Related Matters.

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

20 THE COURT HEREBY FINDS AND ORDERS:

21
22 1. Pursuant to NRS 144.010, the Personal Representative is charged with filing a true
23 inventory and appraisalment of record of value of all the estate of decedent. In this case, Personal
24 Representative believed the manufactured home had been converted and affixed to the realty. The
25 estate had been assessed taxes on the whole of the real property, including the building and
26 improvements for decades.
27
28

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 D. 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 D. Jeremy Rase as contemplated by the Court's

23 April 4, 2017 order.

24 DATED this 14 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 14, 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