

DOUGLAS COUNTY, NV

2017-907578

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TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

APN # 1320-32-114-004

The undersigned 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)

Recording Requested by and Return to:

TICORTITLE OF NEVADA, INC.
1483 Highway 395 N, Suite B

Gardnerville, NV 89410

*Proposed order for letters of
Special administration*

(Title on Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

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Case No.: 17-PB-0135

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Dept. No.: J

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Douglas County
District Court Clerk

BOBBIE R. WILLIAMS
CLERK
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

KAREN WHITE, aka
KAREN JEAN WHITE,

PROPOSED ORDERS FOR
LETTERS OF
SPECIAL ADMINISTRATION

Deceased.

Attached to this pleading are two proposed orders for the Court's consideration. They are submitted for the PETITION FOR LETTERS OF SPECIAL ADMINISTRATION filed in the above referenced matter.

The order which is attached as Exhibit "1" provides that the Special Administrator is to receive the proceeds from the sale of decedent's interest in the referenced real property. Exhibit "2" provides that the Special Administrator is to transfer the decedent's interest in the referenced real property to the sole heir of the estate, Renae E. White.

DATED this 15th day of NOVEMBER 2017.

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AFFIRMATION PURSUANT TO NRS 239B.030

The undersigned affirms that this document does not contain the social security number of any person.

KREITLEIN LAW GROUP, LTD.

By: *Stephen C. Moss*
Stephen C. Moss, Esq. - SBN 0631
470 E. Plumb Lane, Suite 310
Reno, Nevada 89502
Telephone: (775) 786-2222



EXHIBIT INDEX

EXHIBIT NO.	DESCRIPTION	NO. PAGES
1.	Order for Letters of Special Administration	3
2.	Order for Letters of Special Administration	3

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1 Case No.:
2 Dept. No.:

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

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9 IN THE MATTER OF THE ESTATE OF

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11 KAREN WHITE, aka
12 KAREN JEAN WHITE,
13 Deceased.

**ORDER FOR LETTERS OF
SPECIAL ADMINISTRATION**

14 The PETITION FOR LETTERS OF SPECIAL ADMINISTRATION filed by Claudette
15 Springmeyer as Douglas County Public Administrator verified by her unsworn declaration was
16 reviewed by the court. After reviewing the PETITION and exhibits, the court makes the
17 following findings:

- 18 1. The Decedent, KAREN WHITE, aka, KAREN JEAN WHITE, died September
19 25, 2012, in Minden , Douglas County, Nevada, where she lived at the time of her death.
20 2. The Decedent died intestate.
21 3. At the time of her death, the Decedent KAREN WHITE was not married and
22 was survived by the following relatives and next of kin:

<u>NAME</u>	<u>ADDRESS</u>	<u>RELATIONSHIP</u>
Rena E. Wilson	3050 North Ormsby Blvd. #607 Carson City, NV 89703	Daughter

- 23
24
25 4. The deceased owned an undivided one-half interest as a tenant in common
26 in real property located at 1588 8th Street, Minden, Nevada, and legally described as
27 follows:
28

1 All that certain real property situate in the City of Minden, County of
2 Douglas, State of Nevada, described as follows:

3 Lot 4, in Block A, of SOUTH ADDITION TO THE TOWN OF MINDEN,
4 according to the map thereof, filed in the office of the County Recorder of
5 Douglas, County, State of Nevada, on April 9, 1957, as Document No. 12130.

6 APN: 1320-32-114-004

7 5. The real property described above is valued at \$385,000 based on an
8 appraisal dated September 22, 2017. The Estate has only a one-half interest in the value
9 of the property; \$192,500.

10 6. Renae E. White is the sole surviving child of the Decedent and the sole heir. She
11 is also the owner of the other undivided one-half interest in the real property described above.

12 7. Renae E. White entered into an agreement with realtor Laura Moline to list
13 and sell the real property. An offer to purchase the real property was accepted before it
14 was determined that the Decedent owned an undivided one-half interest in the real
15 property.

16 8. The appointment of a Special Administrator is required to complete the sale
17 of the real property.

18 GOOD CAUSE APPEARING from the foregoing findings,

19 IT IS ORDERED, ADJUDGED and DECREED as follows:

20 1. That Claudette Springmeyer as Douglas County Public Administrator is
21 confirmed as Special Administrator of the estate of the above-referenced deceased and
22 will be issued Letters of Special Administration after taking the oath;

23 2. That Claudette Springmeyer, as Special Administrator, is authorized to sign
24 documents as the co-owner and collect one-half of the net proceeds from the sale of the
25 following real property and distribute them to Renae E. White after payment of fees and
26 costs of the administration of the Estate:
27
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All that certain real property situate in the City of Minden, County of Douglas,
State of Nevada, described as follows:

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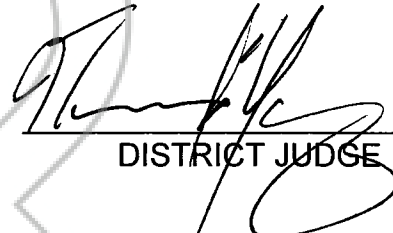
Lot 4, in Block A, of SOUTH ADDITION TO THE TOWN OF MINDEN,
according to the map thereof, filed in the office of the County Recorder of
Douglas, County, State of Nevada, on April 9, 1957, as Document No. 12130.

APN: 1320-32-114-004, and

3. That the Petitioner CLAUDETTE SPRINGMEYER as Douglas County Public
Administrator is authorized to sign any and all documents related to the above-referenced
real property as provided in this order.

4. A copy of this Order is to attached to be the Letters of Special Administration.

DATED this 21 day of November, 2017.

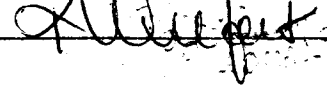

DISTRICT JUDGE

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 11/29/17

BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By  Deputy