

DOUGLAS COUNTY, NV

2018-909763

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01/29/2018 11:32 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN # 1319-18-414-009

Escrow # 00232613-016

Recording Requested By:  
First Centennial Title Company  
1450 Ridgeview Dr. #100  
Reno, NV 89509

When Recorded Return to:  
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Order

(Title of Document)

Please complete Affirmation Statement below:

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: (state specific law).

Kris Thorson  
SIGNATURE

Escrow Assist  
TITLE

Kris Thorson  
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

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

(Additional recording fee applies)

SPACE BELOW FOR RECORDER

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JAN 05 2018

Douglas County District Court Clerk 2018 JAN -9 PM 3:09

BOBBIE R. WILLIAMS  
CLERK

BY: D. GOELZ

1 CASE NO: 18-CV-0004

2 DEPT. I

3  
4 *This document does not contain the social security number of any person.*

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6  
7 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
8 IN AND FOR THE COUNTY OF DOUGLAS  
9

10 IN RE:

**ORDER CONFIRMING REAL  
PROPERTY AS TRUST ASSET**

11 THE WAYNE PERRYMAN REVOCABLE  
12 TRUST DATED JULY 18, 2012.  
13

14 The verified Petition of Karen Perryman, Successor Trustees of "The Wayne Perryman  
15 Revocable Trust" dated July 18, 2012, (the "Trust"), for confirmation that certain real property  
16 situated in Douglas County, Nevada, commonly known as Lot 78 of Kingsbury Village, Unit #5,  
17 APN 1319-18-414-009, was an asset of the Trust at the time of the Settlor's death and was duly  
18 transferred by the Successor Trustee to certain Trust beneficiaries, having been considered and  
19 good cause appearing therefore, the Court finds that:

20 1. On July 18, 2012, Wayne Perryman ("Settlor"), deceased, created The Wayne  
21 Perryman Revocable Trust pursuant to that certain written instrument entitled "The Wayne  
22 Perryman Revocable Trust" dated July 18, 2012.

23 2. Under Article 1 of the Trust, Settlor named himself as the original trustee and  
24 beneficiary of the Trust. Under Article 1.4, Settlor named Petitioner Karen Perryman as  
25 successor trustee and remainder beneficiary upon his death. Settlor died on January 5, 2013

26 3. The Trust instrument provides, at Article 2, that all property identified in the  
27 Schedule attached thereto constitutes the Trust Estate and shall be held, administered, and  
28 distributed in accordance with the Trust instrument. Schedule A attached to the Trust instrument

1 identifies as Trust property, among other things, certain real property situated in Douglas  
2 County, Nevada, commonly known as Lot 78 of Kingsbury Village, Unit #5, APN 1319-18-414-  
3 009, and more particularly described as follows:

4           LOT 78, AS SHOWN ON THE OFFICIAL MAP OF KINGSBURY  
5           VILLAGE UNIT NO. 5, FILED IN THE OFFICE OF THE COUNTY  
6           RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON  
7           SEPTEMBER 7, 1966 AS DOCUMENT NO. 33786.

8           4.       Petitioner brought an action in Contra Costa County, California, in or about 2013,  
9 following Settlor's death, to confirm trust assets located in California. The court in California  
10 confirmed various assets owned by Settler as assets of the Trust. Those proceedings have  
11 concluded, and there are no current proceedings pending with respect to Settlor's Trust or estate  
12 or the subject real property.

13           5.       The Order issued by the Contra Costa County Superior Court did not confirm the  
14 subject Nevada real property as an asset of the Trust because the court mistakenly believed that  
15 Settlor transferred title to all of his real property to the Trust after he created the Trust. As  
16 reflected in the title commitment attached to the Petition, record title to the subject Nevada  
17 property remains in the name of Wayne A. Perryman.

18           6.       This Court has jurisdiction over this matter pursuant to NRS 164.010 because the  
19 Trust asset that is the subject of these proceedings is real property situated in Douglas County,  
20 Nevada.

21           7.       At the time of Settlor's death, title to the subject real property was held in  
22 Settlor's name alone, and title remains in the name of Settlor as reflected in the title commitment.

23           8.       Settlor expressed his intent that the subject real property be an asset of the Trust  
24 as set forth in Article 2 and Schedule A of the Trust; however, a deed transferring title to the  
25 subject real property to the Trust was never recorded.

26           9.       Under Article 7.4 of the Trust, after Settlor's death, three of his four children  
27 (Elizabeth, Ryan and Kelly) and his grandchildren (Brittany Marie Perryman, Brandi Lynn  
28 Perryman, Haley Ann Perryman, Eliana Hernandez, and Danielle Hernandez) were to receive,  
and did receive, a gift of \$10,000 each. The residual Trust assets, including the subject Nevada

1 real property, were then to be distributed to the sole named beneficiary, Karen Perryman.

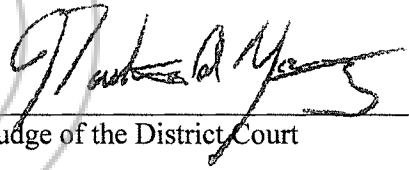
2 10. After Settlor's death, and in administration of the Trust estate, Petitioner executed  
3 a Grant Deed in her capacity as successor trustee of the Trust by which she conveyed title to the  
4 subject real property directly from the Trust to Brittany Marie Perryman, Brandi Lynn Perryman,  
5 and Haley Ann Perryman (Settlor's granddaughters), rather than distributing the subject property  
6 to herself as sole beneficiary of the Trust residue.

7 11. All interested parties have executed written waivers of notice and hearing of the  
8 Petition.

9 Based on the forgoing, IT IS HEREBY ORDERED THAT:

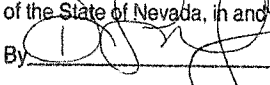
10 The real property situated in Douglas County, Nevada, commonly known as Lot 78 of  
11 Kingsbury Village, Unit #5, APN 1319-18-414-009, and more particularly described in  
12 paragraph 3, above, was an asset of The Wayne Perryman Revocable Trust dated July 18, 2012,  
13 at the time of Wayne Perryman's death and the transfer of title in and to the real property by  
14 Karen Perryman, in her capacity as the Successor Trustee of the Trust, to Brittany Marie  
15 Perryman, Brandi Lynn Perryman, and Haley Ann Perryman is a valid Trust transfer of a Trust  
16 asset.

17  
18 DATED: January 9, 2018  
19 2017

  
\_\_\_\_\_  
Judge of the District Court

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26 **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.

27  
28 DATE January 16, 2018  
BOBBIE R. WILLIAMS, Clerk of Court  
of the State of Nevada, in and for the County of Douglas,  
By  Deputy