

**APN: 1318-15-111-057**



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KAREN ELLISON, RECORDER

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**ORDER TRANSFERRING AND DELIVERING PROPERTY TO TRUST**

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Case No. 18-CV-0309

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District Court Clerk

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DOUGLAS R. WILLIAMS  
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DEPUTY

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

\* \* \* \* \*

In the Matter of )

HENRY KHACHATURIAN AND RITA M. )  
KHACHATURIAN COMMUNITY PROPERTY )  
REVOCABLE TRUST AGREEMENT, )

**ORDER TRANSFERRING AND  
DELIVERING PROPERTY TO TRUST**

THIS MATTER came before the Court upon the *Petition for Conveyance, Transfer and Delivery of Property to Trust* filed December 3, 2018, (hereinafter referred to as "Petition") and the *Supplement to Petition for Conveyance, Transfer and Delivery of Property to Trust* filed January 9, 2018, by Petitioner Henry Khachaturian, individually and as the sole Trustee of the Survivor's Trust under the HENRY KHACHATURIAN AND RITA M. KHACHATURIAN COMMUNITY PROPERTY REVOCABLE TRUST AGREEMENT, (hereinafter "Trustee"). The Court held a hearing upon the Petition and Supplement on January 15, 2019.

THE COURT, having reviewed the Petition and supporting evidence submitted therewith, hereby makes the following FINDINGS OF FACT:

1. That notice of the hearing was given as required by law;
2. That the Court has jurisdiction over this matter pursuant to NRS 163.230;
3. That pursuant to NRS 164.010(4)(c), venue is proper in Douglas County;
4. That Rita Mary Khachaturian died on November 4, 2016;
5. That Rita M. Khachaturian (hereinafter "Decedent") executed the *Will of Rita M.*

*Khachaturian* on May 16, 2003;

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1           6.     That Decedent and her husband, Henry Khachaturian, executed the Second  
2 Amended and Restated Khachaturian Community Property Revocable Trust, on March 8,  
3 2013, as Trustors and Trustee;

4           7.     That Henry Khachaturian is the current Trustee of the Khachaturian Community  
5 Property Revocable Trust and the Sole Trustee of the Survivor's Trust;

6           8.     That Decedent died holding real property claimed by the Khachaturian  
7 Community Property Revocable Trust, with an estimated total gross value of \$1,700,000,  
8 identified as 600 Highway 50, Round Hill, Douglas County, Nevada, commonly known as  
9 Pinewild #2, APN 1318-15-111-057;

10          9.     That pursuant to NRS 164.033, the Trustee, having a claim to property held by  
11 the Decedent's estate, is entitled to an order directing transfer of the property to the  
12 Khachaturian Community Property Revocable Trust;

13          10.    That pursuant to NRS 148.410, the Trustee, having a claim to property held by  
14 Decedent's estate, is entitled to an order directing conveyance of the property to the  
15 Khachaturian Community Property Revocable Trust;

16          11.    That pursuant to NRS 163.230, the Khachaturian Community Property  
17 Revocable Trust is entitled to an order transferring to the Trust the property of Decedent  
18 that was intended to be administered according to the terms of the Trust without probate  
19 administration;

20          12.    That Article 5 of Decedent's Will provides that the residue of Decedent's  
21 probatable estate is to be transferred to the Trustee of Khachaturian Community Property  
22 Revocable Trust to be administered according to its terms;

23          13.    That the names, mailing addresses and relationship of all heirs and devisees of  
24 Decedent and all beneficiaries of the Khachaturian Community Property Revocable Trust  
25 known to Henry Khachaturian have been provided;

26          14.    That pursuant to the Decedent's Will and Trust, it is appropriate the property  
27 identified in Paragraph 8 above be transferred to Henry Khachaturian as Trustee of the  
28



1 Khachaturian Community Property Revocable Trust and be administered according to its  
2 terms.

3 NOW THEREFORE, GOOD CAUSE APPEARING, the Court hereby enters the following  
4 orders:

5 1. That Henry Khachaturian is confirmed as the Trustee of the Khachaturian  
6 Community Property Revocable Trust;

7 2. That the Decedent's interest in the real property commonly known as 600  
8 Highway 50, Round Hill, Douglas County, Nevada, and also known as Pinewild #2, APN  
9 1318-15-111-057 and more specifically described as set forth below be transferred and  
10 delivered to Henry Khachaturian as the Trustee of the Khachaturian Community Property  
11 Revocable Trust:

12 PARCEL NO. 1

13 Lot 108, as shown on the official plat of PINEWILD UNIT NO. 2, A  
14 CONDOMINIUM, filed for record in the office of the County  
15 Recorder, Douglas County, Nevada, on October 23, 1973, as  
16 Document No. 69660.

17 Assessment Parcel No. 05-212-57-6

18 PARCEL NO. 2

19 The exclusive right to the use and possession of those certain patio  
20 areas adjacent to said units designated as "Restricted Common  
21 Area" on the Subdivision Map referred to in Parcel No. 1 above.

22 PARCEL NO. 3

23 An undivided interest as tenants in common as such interest is set  
24 forth in Book 377, at Page 417 thru 421, of the real property  
25 described on the Subdivision Map referred to in Parcel No. 1 above,  
26 defined in the Amended Declaration of Covenants, Conditions and  
27 Restrictions of Pinewild, A Condominium Project, recorded March 9,  
28 1974, in Book 374 of Official Records at Page 193, and  
Supplement to Amended Declaration of Covenants, Conditions, and  
Restrictions of Pinewild, a Condominium Project, recorded March 9,  
1977, in Book 377 of Official Records at Page 411, as Limited  
Common Area and thereby allocated to the unit described in Parcel  
No. 1 above, and excepting non-exclusive easements for ingress  
and egress, utility services, support encroachments, maintenance



1 and repair over the Common Areas as defined and set forth in said  
2 Declaration of Covenants, Conditions and Restrictions.

3 PARCEL NO. 4

4 Non-exclusive easements appurtenant to Parcel No. 1 above, for  
5 ingress and egress, utility services, support encroachments,  
6 maintenance and repair over the Common Areas as defined and set  
7 forth in the Declaration of Covenants, Conditions, and Restrictions  
8 of Pinewild, more particularly described in the description of Parcel  
9 No. 3, above.

10 3. That the Khachaturian Community Property Revocable Trust be fully  
11 administered by Trustee thereof under its terms without the requirement that additional  
12 reporting or an account be filed with the Court; and

13 4. That upon completion of the transfer of property to the Khachaturian  
14 Community Property Revocable Trust, the Petitioner and Trustee of the Khachaturian  
15 Community Property Revocable Trust shall file the appropriate receipts and petition to close  
16 the matter.

17 IT IS HEREBY ORDERED this 15 day of January, 2019.

18   
19 DISTRICT JUDGE

20 **AFFIRMATION**

21 The undersigned hereby affirms pursuant to NRS 239B.03 that the foregoing does not  
22 contain the social security number of any person, or other personal information as defined  
23 by NRS 603A.040.

24 Submitted this 9<sup>th</sup> day of January, 2019

25 **MILLWARD LAW, LTD.**

26 By   
27 Michael G. Millward, Esq.

28 **MILLWARD LAW, LTD**  
1591 Mono Ave. Minden NV 89423  
(75) 600-2776



COPY

**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 11-15-19

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

By ANNA Deputy

**State of Nevada  
Declaration of Value**

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument # _____	
Book: _____ Page: _____	
Date of Recording: _____	
Notes: <i>Verified Trust J</i>	

1. Assessor Parcel Number(s)  
a) 1318-15-111-057  
b) \_\_\_\_\_  
c) \_\_\_\_\_

2 Type of Property:

- |   |  |
|---|--|
| a) <input type="checkbox"/> Vacant Land             | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input checked="" type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex         |
| e) <input type="checkbox"/> Apt. Bldg.              | f) <input type="checkbox"/> Comm'l/Ind'l     |
| g) <input type="checkbox"/> Agricultural            | h) <input type="checkbox"/> Mobile Home      |
| i) <input type="checkbox"/> Other _____             |  |

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7  
b. Explain Reason for Exemption: Transfer to Trust without consideration

5. Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided therein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

**Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature: *[Handwritten Signature]* Capacity: Attorney for Grantor

**SELLER (GRANTOR) INFORMATION - REQUIRED**

**Name:** Rita Khachaturian (Deceased)  
**Address:** 560 Post Street, Suite 401  
**City, State, ZIP:** San Francisco, CA 94108

**BUYER (GRANTEE) INFORMATION - REQUIRED**

**Name:** Henry Khachaturian, as Trustee of the Henry Khachaturian and Rita M. Khachaturian Community Property Revocable Trust  
**Address:** 360 Post Street, Suite 401  
**City, State, ZIP:** San Francisco, CA 94108

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

**Print Name:** Millward Law, Ltd. **Escrow #** \_\_\_\_\_  
**Address:** 1591 Mono Ave.  
**City, State, ZIP:** Minden, NV 89423

**(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)**