

APN# 1318-23-213-013



KAREN ELLISON, RECORDER

Recording Requested by/Mail to:
Name: Law Offices of Julia Gold
Address: 641 Humboldt St.
City/State/Zip: Reno, NV 89509

Mail Tax Statements to:
Name: Sandra Lam
Address: 48 Blake Street
City/State/Zip: San Francisco, CA 94118

Order Confirming Appointment of Trustee

Title of Document (required)

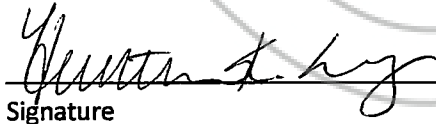
----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)


Signature

Hunter Lenz
Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

RECEIVED

MAY 23 2019

FILED

Douglas County
District Court Clerk 2019 JUN -4 AM 8:48

1 Case No.: 19PB0066
2 Dept. No.: II
3 The undersigned does hereby affirm,
4 pursuant to NRS 239B.030,
5 that this document does not contain the
6 social security number of any person.

WILLIAMS
CLERK
ANW
DEPUTY

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

9 IN THE MATTER OF THE ESTATE OF:

10 GORDON LAM

11 Deceased.

12
13 **ORDER CONFIRMING APPOINTMENT OF TRUSTEE,**
14 **TAKING JURISDICTION OF TRUST AND CONVEYING, TRANSFERRING AND**
15 **DELIVERING PROPERTY TO TRUST**

16 Petitioner, SANDRA LAM, Successor Trustee for the GORDON LAM AND SANDRA
17 CHOW LAM RECOVABLE TRUST dated December 27, 2003, by and through her attorney of
18 record, Julia S. Gold of the Law Offices of Julia S. Gold, P.C., filed her PETITION TO
19 CONFIRM APPOINTMENT OF TRUSTEE, TO TAKE JURISDICTION OF TRUST AND
20 FOR ORDER CONVEYING, TRANSFERRING OR DELIVERING PROPERTY TO TRUST
21 PURSUANT TO NRS 164.033, which was set for hearing on June 3, 2019 at 1:30 p.m. No
22 person appeared to contest the Petition. Upon proof duly made to the satisfaction of the Court,
23 the Court finds as follows:

- 23 1. All notices of the hearing have been duly given as required by law.
24 2. Gordon Lam (hereinafter referred to as the "Decedent"), died on March 7, 2018 a
25 resident of San Francisco, California.
26 3. Venue is proper in Douglas County, Nevada, pursuant to NRS 164.010 and
27 California Probate Code section 850(a)(3), as the Decedent left real property located in Douglas
28 County, Nevada.

1 4. The Decedent died testate. His original last Will and Testament, dated December
2 12, 2003, gives all of his personal effects to SANDRA LAM. The Decedent's Will is silent with
3 respect to the Decedent's other assets and was executed prior to the date of the Trust.

4 5. There is a certain piece of real property commonly known as 88B Rubicon North,
5 Lake Village (Glenbrook), Douglas County, Nevada ("Douglas County Property") which is titled
6 in the name of GORDON LAM and SANDRA CHOW LAM, husband and wife, AS TENANTS
7 IN COMMON.

8 6. It was the intent of the Settlers that the Douglas County Property was to be held in
9 the name of the GORDON LAM AND SANDRA CHOW LAM REVOCABLE TRUST dated
10 December 27, 2003 (hereafter sometimes referred to as the "Trust"), because on December 27,
11 2003, the same date that the Trust was executed, the Decedent and the Petitioner herein, executed
12 a document titled "Schedule A- initial Funding of Trust Assets of the Gordon Lam and Sandra
13 Lam Revocable Trust" (hereafter referred to as "Schedule 'A'"). The Douglas County Property is
14 specifically referenced in Schedule A; however, a deed was never prepared to effectuate the
15 transfer of the Douglas County Property to the Trust.

16 7. SANDRA LAM, the Petitioner herein, is confirmed as the Trustee of the Trust
17 and the Court takes jurisdiction of the Trust to transfer the Douglas County Property to the
18 proper intended owner – the Trust.

19 8. Pursuant to Article 7.14 of the Trust, all questions concerning the validity,
20 interpretation, and administration of the trust are governed by the law of the State of California

21 9. California Probate Code 850(a)(3)(B) and NRS 164.033 (1)(b) and (5) provide
22 that a trustee may petition the proper court to enter an order conveying, transferring or delivering
23 property, if the trustee has a claim to real property and another holds title to or is in possession of
24 the property. Sandra Lam, the Successor Trustee of the Trust has a valid claim to the Douglas
25 County Property, which is titled 50% in the name of Gordon Lam as tenants in common with
26 Sandra Lam.

27 10. The Court finds that the real property commonly known as 88B Rubicon North,
28 Lake Village, located in the County of Douglas, State of Nevada, and more particularly

1 described as follows:
2

3 Lot 41-B, as shown on the Map of Lake Village Unit No. 2-D,
4 filed in the Office of the County Recorder on June 5, 1972,
5 Document No. 59803, Official Records of Douglas County, State
6 of Nevada, and as amended by that certain Parcel Map filed
7 November 19, 1974, as Document No. 76532.
8

9 Shall be transferred, conveyed and set over to SANDRA LAM, the Successor Trustee of the
10 GORDON LAM AND SANDRA CHOW LAM REVOCABLE TRUST dated December 27,
11 2003, pursuant to California Probate Code section 850(a)(3)(B).

12 IT IS HEREBY ORDERED:

13 A. That SANDRA LAM, is confirmed as Successor Trustee of the GORDON LAM
14 AND SANDRA CHOW LAM REVOCABLE TRUST dated December 27, 2003;

15 B. That the Court takes jurisdiction of the GORDON LAM AND SANDRA CHOW
16 LAM REVOCABLE TRUST dated December 27, 2003;

17 C. That Gordon Lam's undivided 50% interest in the real property commonly known
18 as 88B Rubicon North, Lake Village (Glenbrook), Douglas County, Nevada and more
19 particularly described as follows:


20
21 Lot 41-B, as shown on the Map of Lake Village Unit No. 2-D,
22 filed in the Office of the County Recorder on June 5, 1972,
23 Document No. 59803, Official Records of Douglas County, State
24 of Nevada, and as amended by that certain Parcel Map filed
25 November 19, 1974, as Document No. 76532.
26

27 is hereby transferred, conveyed and set over to Sandra Lam, Trustee of the GORDON LAM and
28 SANDRA LAM REVOCABLE TRUST dated December 27, 2003.

1 D. That after the Court Order is recorded in Douglas County, Nevada effectuating
2 the transfer of the real property described above, to the Trust, this court's jurisdiction over the
3 GORDON LAM AND SANDRA CHOW LAM REVOCABLE TRUST dated December 27,
4 2003 shall terminate.

5 DATED this 3rd day of June, 2019.

6 IT IS SO ORDERED:

7 
8 DISTRICT JUDGE

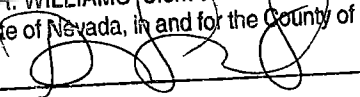
9 Submitted by:

10 /s/ Julia S. Gold
11 Law Offices of Julia S. Gold, P.C.
12 641 Humboldt Street
13 Reno, NV 89509

24 **CERTIFIED COPY**

25 The document to which this certificate is attached is a
26 full, true and correct copy of the original in file and of
27 record in my office.

28 DATE June 7, 2019
BOBBIE R. WILLIAMS (Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By  Deputy