

APN# _____

Recording Requested by/Mail to:

Name: Heritage Law

Address: 1625 Highway 88 Ste 304

City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: _____

Address: _____

City/State/Zip: _____



KAREN ELLISON, RECORDER

Ex Parte Order and Instructions Authorizing Personal Representative to Execute and Record Legal Documents
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

Printed Name

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

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APR 27 2020

BOBBIE R. WILLIAMS
CLERK

Douglas County
District Court Clerk

M. BIAGGINI DEPUTY

1 Danielle L. Christenson, Esq., SBN 4295
2 HERITAGE LAW, A Division of
3 KALICKI COLLIER, LLP
4 1625 Highway 88, Suite 304
5 Minden, Nevada 89423
6 Telephone | 775.782.0040
7 Email | dlc@kalickicollier.com
8 Attorney for Personal Representative
9 This document DOES NOT contain personal
10 information, pursuant to NRS 603A.040.
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IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR DOUGLAS COUNTY

In the Matter of the Estate of:

MARILYN H. RODEFER,
Date of Death: February 21, 2020,
Deceased. /

Case No.: 2020 PB 00037
Dept. No.: II

**EX PARTE ORDER AND INSTRUCTIONS AUTHORIZING
PERSONAL REPRESENTATIVE TO EXECUTE AND RECORD LEGAL
DOCUMENTS**

Personal Representative DIMITRIUS ALEXANDER KASSEBAUM aka ALEX
KASSEBAUM having filed an *Ex Parte Motion for COVID-19 Instructions and Order*
(hereinafter: "*Ex Parte Motion for COVID-19 Instructions*") and the Court having considered
the *Ex Parte Motion for COVID-19 Instructions* and the pleadings and papers on file herein,
and good cause appearing;

...
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...
...

1 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** as follows:

2 1. The Decedent, MARILYN H. RODEFER, died on February 21, 2020, in Reno,
3 Washoe County, Nevada.

4 2. At the time of death, Decedent and her husband, ROBERT JACOB RODEFER,
5 age 90, were registered at Brookdale of Reno for "respite care."

6 3. Since Decedent's time of death, Decedent's husband, ROBERT JACOB
7 RODEFER, age 90, has remained at Brookdale Plumas.

8 4. On March 17, 2020, Nevada Governor Sisolak directed Nevadans to implement
9 physical distancing measures to minimize opportunities for COVID-19 to spread from infected
10 persons to non-infected persons. It was on or near March 17, 2020, that Brookdale Plumas began
11 restricting family visitors and non-essential health personnel from Brookdale communities.

12 5. On March 20, 2020, Nevada Governor Sisolak issued Directive 003 and ordered
13 the closure of all non-essential businesses, and restricted the activities of essential businesses to
14 reduce opportunities for interpersonal contact whereby the novel coronavirus that causes COVID-
15 19 may spread from infected persons to non-infected persons.

16 6. On March 24, 2020, Nevada Governor Sisolak issued Directive 007 and ordered
17 Nevadans to cease congregating in public spaces.

18 7. On March 31, 2020, Nevada Governor Sisolak issued Directive 010 – Stay At
19 Home Order, ordering all Nevadans to stay in their residences.

20 8. Personal Representative DIMITRIUS ALEXANDER KASSEBAUM aka ALEX
21 KASSEBAUM is without any legal means to visit with his grandfather, ROBERT JACOB
22 RODEFER, age 90, at his continuing "respite care" placement, Brookdale Plumas, for purposes
23 of obtaining his notarized signature on critical legal documents, including:

- 1 a. Affidavit of Death of Joint Tenant concerning 3610 Shawnee Drive, Carson
2 City, Nevada 89705, APN # 1420-06-410-020 (legal description attached
3 hereto as **Exhibit 1** and incorporated herein by this reference); and
4 b. Affidavit of Death of Joint Tenant concerning 2121 N. Lompa Lane, Carson
5 City, Nevada, APN # 008-171-24 (legal description attached hereto as
6 **Exhibit 2** and incorporated herein by this reference).

7 **ACCORDINGLY,**

8 Personal Representative DIMITRIUS ALEXANDER KASSEBAUM aka ALEX
9 KASSEBAUM is authorized and instructed to duly execute the Affidavits of Death of Joint Tenant
10 identified herein, in his court-appointed position as Personal Representative of the Estate of
11 MARILY H. RODEFER, and in the place and stead of the Decedent's husband, ROBERT JACOB
12 RODEFER, age 90.

13 **IT IS SO ORDERED.**

14 **DATED:** April 27, 2020.

15
16 
17 **THOMAS W. GREGORY**
18 **DISTRICT JUDGE**

19 Submitted by:

20 **HERITAGE LAW**

21 
22 **DANIELLE L. CHRISTENSON, ESQ.**
23 **SBN 4295**
24 *Attorney for Personal Representative*

1 In the Matter of the Estate of:

2 MARILYN H. RODEFER,
3 Date of Death: February 21, 2020

4 _____ Deceased. _____ /

INDEX OF EXHIBITS

<u>Exhibit No.</u>	<u>Description</u>	<u>No. of Pages</u>
6 1	Legal Description, 3610 Shawnee Drive, Carson City, 7 Nevada 89705 APN # 1420-06-410-020	1 page
8 2	Legal Description, 2121 N. Lompa Lane, Carson City, 9 Nevada APN # 008-171-24	1 page

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EX PARTE

EXHIBIT 1

In the Matter of the Estate of MARILYN H. RODEFER

***Legal Description, 3610 Shawnee Drive, Carson City, Nevada 89705
APN # 1420-06-410-020***

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APN: 1420-06-410-020

EXHIBIT "1"
LEGAL DESCRIPTION

Lot 32, as shown on the official map of SIERRA ESTATES, recorded in the office of the County Recorder of Douglas County, Nevada, on September 27, 1960, in book 1 of Maps as Document No. 16665.



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EXHIBIT 2

In the Matter of the Estate of MARILYN H. RODEFER

***Legal Description, 2121 N. Lompa Lane, Carson City, Nevada
APN # 008-171-24***

1 APN: 008-171-24

2
3 EXHIBIT "2"
4 LEGAL DESCRIPTION

5
6 A portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, Township 15 North,
7 Range 20 East, M.D.B. & M.

8 The East 129 Feet of the West 286 feet of the following described property:

9 Commencing at a point in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 9
10 from which the corner common to Sections 3, 4, 9 and 10 bears North $55^{\circ}59'47''$
11 East a distance of 2,388.21 feet and the $\frac{1}{4}$ corner common to Sections 3 and 9
12 bears North $26^{\circ}31'25''$ West a distance of 1,481.21 feet; thence South $89^{\circ}51'15''$
13 West 240.00 feet; thence South $0^{\circ}01'25''$ West 86.24 feet to the True Point of
14 Beginning, thence continuing South $0^{\circ}01'25''$ West a distance of 100 feet; thence
15 North $89^{\circ}51'25''$ West a distance of 414.46 feet; thence North $0^{\circ}00'10''$ East a
16 distance of 100 feet; thence South $89^{\circ}51'25''$ East a distance of 414.60 feet to
17 the true point of beginning.
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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 April 29, 2020

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

By [Signature] Deputy