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**Recording Requested By:**

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**Escrow No.:** 114868-AMG

**When Recorded Mail To:**

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Kalicki Collier LLP

1625 Hwy 88 Ste 304

Minden NV 89423

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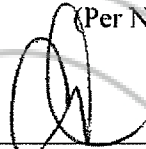
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(space above for Recorder's use only)

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)

Signature \_\_\_\_\_



**Annette Claypool**

**Escrow Assistant**

**Order to Convert Summary (Ancillary) Administration to Full (Ancillary) Administration; to Modify Authority to under the Independent Administration of Estates Act; and for Issuance of Letters of Administration with Full Authority to Administer Estate under the Independent Administration of Estates Act, with will Annexed**

(additional recording fee applies)

1 Danielle L. Christenson, Esq., SBN 4295  
2 **HERITAGE LAW, A Division of**  
3 **of Kalicki Collier, LLP**  
4 1625 Highway 88, Suite 304  
5 Minden, Nevada 89423  
6 Telephone | 775.782.0040  
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8 *Attorney for Co-Administrators*

**RECEIVED**

MAY 14 2020

Douglas County  
District Court Clerk

FILED

2020 MAY 13 PM 3:12

BORIS R. WILLIAMS

A. NEWTON

BY \_\_\_\_\_ DEPUTY

9 This document DOES NOT contain personal  
10 information, pursuant to NRS 603A.040.

11 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

12 IN AND FOR THE COUNTY OF DOUGLAS

13 In the Matter of the Estate of:

14 DAVID W. HUTTON, also known as  
15 D.W. HUTTON, DAVID HUTTON,  
16 DAVID K. HUTTON SR.,  
17 DAVID KARR HUTTON, and  
18 DAVID W. KARR HUTTON,

Case No.: 19-PB-0132

Dept. No.: II

19 Deceased. /

20 **ORDER TO CONVERT SUMMARY (ANCILLARY) ADMINISTRATION TO FULL**  
21 **(ANCILLARY) ADMINISTRATION; TO MODIFY AUTHORITY TO UNDER THE**  
22 **INDEPENDENT ADMINISTRATION OF ESTATES ACT; AND FOR ISSUANCE OF LETTERS**  
23 **OF ADMINISTRATION WITH FULL AUTHORITY TO ADMINISTER ESTATE UNDER TO THE**  
24 **INDEPENDENT ADMINISTRATION OF ESTATES ACT, WITH WILL ANNEXED**

25 *The Motion to Convert Summary (Ancillary) Administration of Full (Ancillary)*  
*Administration; to Modify Limited Authority to Under the Nevada Independent Administration of*  
*Estates Act to Full Authority and for an Order Directing the Issuance of Letters of*  
*Administration with Full Authority to Administer Estate Pursuant to the Nevada Independent*  
*Administration of Estates Act, with Will Annexed (hereinafter: "Verified Motion") filed by Co-*  
*Administrators LISA M. PROFT, Principal Deputy Public Administrator, COUNTY OF LOS*  
*ANGELES PUBLIC ADMINISTRATOR, and SUZANNE J. REMINGTON, Nevada Resident*

ORDER TO CONVERT SUMMARY (ANCILLARY) ADMINISTRATION TO FULL  
(ANCILLARY) ADMINISTRATION; TO MODIFY AUTHORITY UNDER THE  
INDEPENDENT ADMINISTRATION OF ESTATES ACT; AND FOR ISSUANCE  
OF LETTERS OF ADMINISTRATION WITH FULL AUTHORITY TO  
ADMINISTER ESTATE PURSUANT TO THE INDEPENDENT ADMINISTRATION  
OF ESTATES ACT, WITH WILL ANNEXED

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1625 HIGHWAY 88, SUITE 304, MINDEN, NV 89423  
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1 Representatives, by and through their attorney of record, DANIELLE L. CHRISTENSON, ESQ.,  
2 of HERITAGE LAW, A Division of Kalicki Collier, LLP, having been filed on April 22, 2020,  
3 and no opposition having been filed, lodged, documented, or received by counsel for Co-  
4 Administrators or the Court, and good cause appearing;

5 **THE COURT NOW FINDS AS FOLLOWS:**

6 1. DAVID W. HUTTON, also known as D.W. HUTTON, DAVID HUTTON, DAVID  
7 K. HUTTON SR., DAVID KARR HUTTON, and DAVID W. KARR HUTTON (hereinafter: the  
8 "Decedent"), died on March 14, 2018, in the City of Los Angeles, County of Los Angeles, State  
9 of California. The Decedent was at the date of his death, a divorced man and resident of Los  
10 Angeles, Los Angeles County, State of California, and left an Estate in Nevada consisting of  
11 two (2) parcels of real property subject to ancillary probate administration.

12 2. The Court's *Order for Summary (Ancillary) Probate; for Appointment of Co-*  
13 *Administrators with Limited Authority Under the Independent Administration of Estates Act*  
14 *(NRS 143.300 through 143.815, inclusive); For Issuance of Letters of Administration with Will*  
15 *Annexed; and for Summary (Ancillary) Administration of the Estate* was entered on December  
16 9, 2019.

17 3. *Notice of Entry* of said Order was filed on December 10, 2019.

18 4. *Letters of Administration with Limited Authority to Administer Estate Pursuant to*  
19 *the Nevada Independent Administration of Estates Act (Lisa M. Proft)* were issued on January  
20 14, 2020.

21 5. *Letters of Administration with Limited Authority to Administer Estate Pursuant to*  
22 *the Nevada Independent Administration of Estates Act (Suzanne J. Remington)* were issued on  
23 January 13, 2020.

24  
25  
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1           6.       Since January, 2020, the Co-Administrators have been diligently working to  
2 coordinate the preparation, review, due execution, and filing of the routine pleadings in this  
3 matter, including, but not limited to, a *Notice to Creditors; Inventory, Appraisalment, and Record*  
4 *of Value*; etc.

5           7.       At the same time, the Co-Administrators (particularly, Co-Administrator  
6 SUZANNE J. REMINGTON, who is local) has been dedicating many hours to the management  
7 and control of the two (2) condominium units that comprise the Decedent's Ancillary (Nevada)  
8 Estate, and that were discovered to be neglected and unoccupied condominium units (for up to  
9 or about 4 years), located in Gardnerville.

10          8.       The COVID-19 Pandemic and responses of both the State of California and  
11 State of Nevada – but, primarily, the State of California – have significantly impacted the ability  
12 of the Co-Administrators' to collect, manage, control and repair the real property comprising the  
13 Decedent's Ancillary (Nevada) Estate, and/or the ability to share relevant information with the  
14 Court in a routine fashion by and through the preparation, review, due execution, and filing of  
15 routine pleadings herein.

16          9.       A *Notice to Creditors* was filed April 1, 2020.

17          10.      The *Inventory, Appraisalment, and Record of Value* (hereinafter: "*Inventory*")  
18 was filed on April 22, 2020.

19          11.      The *Inventory* reveals that the Co-Administrator's original, good faith estimation  
20 of Decedent's Estate as being less than THREE HUNDRED THOUSAND AND N0/100  
21 DOLLARS (\$300,000.00) was too conservative. For this reason, Co-Administrators request  
22 that this Summary (Ancillary) Administration be converted to a Full (Ancillary) Administration.

23          12.      While the *Inventory* was in queue, and after substantial preparation and some  
24 repairs to the units were performed either by or at the direction of Co-Administrator SUZANNE  
25 J. REMINGTON, and Brenda Collins of RMC Realty Group, the local Real Estate Agent

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1 selected by the Co-Administrators, a serious offer was received concerning one of the two units  
2 (the corner condominium unit). However, as the offer was being formalized, the COVID-19  
3 Pandemic struck, and, as a direct result of the uncertainty that has followed in the business  
4 world, the potential Buyer has repeatedly expressed an interest in a very short period in which  
5 to close escrow.

6 13. To competently and competitively move forward with ongoing efforts to achieve  
7 fair market value sales of the two (2) condominium units that comprise the Decedent's Ancillary  
8 (Nevada) Estate, the Co-Administrators have requested that the Court modify the appointments  
9 of the Co-Administrators herein from limited authority under the Independent Administration of  
10 Estates Act (NRS 143.300 through 143.815, inclusive), to appointments of the Co-  
11 Administrators herein with full authority under the Independent Administration of Estates Act  
12 (NRS 143.300 through 143.815, inclusive).

13 14. In conjunction with the foregoing request, Co-Administrators are requesting that  
14 this Court direct the issuance of Letters of Administration with Full Authority Under the  
15 Independent Administration of Estates Act (NRS 143.300 through 143.815, inclusive), with Will  
16 Annexed, on behalf of Co-Administrators LISA M. PROFT and SUZANNE J. REMINGTON.

17 15. No opposition to Co-Administrators' *Verified Motion* has been filed, lodged,  
18 documented, or received by counsel for Co-Administrators, or the Court

19 **THEREFORE**, the facts of the *Verified Motion* having been found to be true, and good  
20 cause appearing,

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

22 A. This probate proceeding, originally ordered a Summary (Ancillary)  
23 Administration, is converted to a Full (Ancillary) Administration;

24 B. An amended *Notice to Creditors* shall be published and mailed as required by  
25 NRS 147.010, and in the manner provided in NRS 155.020;

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1 C. The appointment of LISA M. PROFT as Personal Representative and/or  
2 Administrator of the Decedent's Estate is modified from limited authority under the Independent  
3 Administration of Estates Act (NRS 143.300 through 143.815, inclusive), to full authority under  
4 the Independent Administration of Estates Act (NRS 143.300 through 143.815, inclusive);

5 D. The appointment of SUZANNE J. REMINGTON as Nevada Resident  
6 Representative and/or Co-Administrator of the Decedent's Estate is modified from limited  
7 authority under the Independent Administration of Estates Act (NRS 143.300 through 143.815,  
8 inclusive), to full authority under the Independent Administration of Estates Act (NRS 143.300  
9 through 143.815, inclusive);

10 E. Letters of Administration With Full Authority to Administer the Estate Under the  
11 Independent Administration of Estates Act (NRS 143.300 through 143.815, inclusive), with Will  
12 Annexed, shall be issued to LISA M. PROFT after taking the oath required by law;

13 F. Letters of Administration With Full Authority to Administer the Estate Under the  
14 Independent Administration of Estates Act (NRS 143.300 through 143.815, inclusive), with Will  
15 Annexed, shall be issued to SUZANNE J. REMINGTON after taking the oath required by law;

16 and

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1 G. Once Letters of Administration with Full Authority to Administer the Estate Under  
2 the Independent Administration of Estates Act (NRS 143.300 through 143.815, inclusive), with  
3 Will Annexed, are issued, this Court will issue an Order terminating the Co-Administrators'  
4 Letters of Administration with Limited Authority Under the Independent Administration of  
5 Estates Act (NRS 143.300 through 143.815, inclusive), with Will Annexed, without the  
6 requirement of a hearing.

7 **IT IS SO ORDERED.**

8 **DATED:** \_\_\_\_\_, 2020.

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10 \_\_\_\_\_  
11 **HON. THOMAS W. GREGORY**  
12 **DISTRICT JUDGE**

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17  
18 Submitted by:

19 **HERITAGE LAW**

20  
21 By: \_\_\_\_\_  
22 **DANIELLE L. CHRISTENSON, ESQ.**  
23 **SBN 4295**  
24 *Attorney for Petitioner*

25  
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1 G. Once Letters of Administration with Full Authority to Administer the Estate Under  
2 the Independent Administration of Estates Act (NRS 143.300 through 143.815, inclusive), with  
3 Will Annexed, are issued, this Court will issue an Order terminating the Co-Administrators'  
4 Letters of Administration with Limited Authority Under the Independent Administration of Estates  
5 Act (NRS 143.300 through 143.815, inclusive), with Will Annexed, without the requirement of a  
6 hearing.

7 **IT IS SO ORDERED.**

8 **DATED:** May 18, 2020.

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11 **HON. THOMAS W. GREGORY**  
12 **DISTRICT JUDGE**

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18 Submitted by:

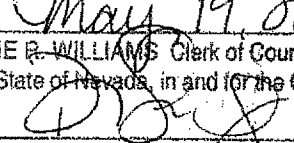
19 **HERITAGE LAW**

20  
21 By: 

22 **DANIELLE L. CHRISTENSON, ESQ.**  
23 **SBN 4295**  
24 *Attorney for Petitioner*

25 **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 May 19, 2020  
BOBBIE R. WILLIAMS Clerk of Court  
of the State of Nevada, in and for the County of Douglas,  
By  Deputy

ORDER TO CONVERT SUMMARY (ANCILLARY) ADMINISTRATION TO FULL (ANCILLARY) ADMINISTRATION; TO MODIFY AUTHORITY UNDER THE INDEPENDENT ADMINISTRATION OF ESTATES ACT; AND FOR ISSUANCE OF LETTERS OF ADMINISTRATION WITH FULL AUTHORITY TO ADMINISTER ESTATE PURSUANT TO THE INDEPENDENT ADMINISTRATION OF ESTATES ACT, WITH WILL ANNEXED

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