

APN# : 1220-15-410-098

Recording Requested By:
Western Title Company, LLC
Escrow No.: 123202-WLD



KAREN ELLISON, RECORDER

When Recorded Mail To:
James R. Hales, Esq.
Alling & Jillson, Ltd.
P.O. Box 3390
Lake Tahoe, NV 89449

Mail Tax Statements to: (deeds only)
Amber Lee Hodges
829 Lyell Way
Gardnerville, NV 89460

(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 Wendy Dunbar, Assistant
Wendy Dunbar Escrow Officer

Order

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

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CASE NO. 2021-PB-00003

DEPT. NO. II

The undersigned affirms that this document contains no social security numbers.

RECEIVED
JAN 14 2021
Douglas County
District Court Clerk

FILED
2021 JAN 14 AM 11:53
BOBBIE R. WILLIAMS
CLERK
BY Mary DEPUTY

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

In Re the Matter of the Estate of
GRACE MORRELL,
Deceased.

**ORDER GRANTING THE
EMERGENCY EX PARTE PETITION
FOR APPOINTMENT OF SPECIAL
ADMINISTRATOR AND WAIVING
BOND**

Petitioner Amber Lee Hodges ("Petitioner") has requested to be appointed as the special administrator of the Grace Morrell Estate. This matter was set for hearing on January 13, 2021. James R. Hales appeared on behalf of the Petitioner. Good cause existing this court hereby finds and orders as follow.

1. Grace Morrell, referred to some times as "Decedent," died on or about the 16th day of January, 2006, in Douglas County, Nevada.
2. On the date of her death, and for many years prior to, the Decedent was a resident of the County of Douglas, State of Nevada.
3. A Last Will and Testament had not been located.
4. Decedent died intestate and was predeceased by her husband, Frank Morrell. She had no children or siblings and her parent predeceased here.
5. Pursuant to NRS 134.210 Petitioner has a claim to the estate. She appears to be the closest next of kin.
6. Appointment of Petitioner as Special Administrator is appropriate.

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7. As set out in the petition, Petitioner in good faith believed that her mothers estate was the sole owner of certain property located at 829 Lyell Way, Gardnerville Nevada and as the personal representative of her mother's estate in Case number 19-PB-0056 pending in this Judicial District obtained approval to sale the property. The legal description for this property is:

LOT 46, IN BLOCK L, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 4, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 10, 1967, AS DOCUMENT NO. 35914.

Together with all improvements, tenements, hereditaments and appurtenances including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

APN 1220-16-210-036

8. By virtue of a title report prepared in conjunction with the sale the Petitioner learned that Grace Morrell, or more accurately her estate, has an interest in 829 Lyell Way.

9. From initial appearances it seems that petitioner will be the ultimate beneficiary of the Grace Morrell estate.

10. While Amber Hodges was under the impression that the Shannon Sunderland estate owed 100% of 829 Lyell way in fee, and that she would receive the full value of the esate, Amber entered into a contract to purchase 3290 Towe Road, Hawthorne, Mineral County, Nevada. Her purchase of that property is contingent upon the sale of 829 Lyell Way.

11. The legal description for 3290 Towe Road is:

All that certain real property being a portion of the Northeast Quarter (NE ¼) of Northeast Quarter (NE ¼) of Section 5, Township 7 North, Range 30 East, M.D.B.&M., more particularly described as follows:

Parcel 2 as shown on the Parcel Map recorded April 23, 2001 in the Office of the County Recorder of Mineral County, Nevada as File No. 124709, Mineral County, Nevada Records.

Together with that certain easement as granted in that certain Deed recorded September 4, 2002 in Book 193 of Official Records page 438 as File No. 126926 Mineral County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2002 - 2003: 06-590-23

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12. If the sale of 829 Lyell Way does not closed benefit of the sale will be lost causing harm to the petitioner, the estate of Shannon Sunderland, the buyer of 829 Lyell Way and the Seller of 3290 Towe Road, Hawthorn Nevada.

13. The Court believes that the assets of this estate can be adequately protected if the proceeds from the sale of 829 Lyell Way are used to purchase a ½ interest ins 3290 Towe Road, Hawthorn Nevada.

NOW THEREFORE, good cause existing, the Court hereby orders as follows:

- 1. Amber Lee Hodges is appointed as Special Administrator fo the estate of Grace Morrell. Ms. Hodges is vested with power to collect and take charge of the Estate.
 - A. Ms. Hodges has the authority to control the estate’s interest in the property located at 829 Lyell Way, Gardnerville Nevada.
 - B. Ms. Hodges has the authority to sell the Estate’s interest in the home located at 829 Lyell Way, Gardnerville, Nevada, on the terms and conditions set out in that certain order filed in Case No. 19-PB-0056, filed the same day as this order.
 - C. One-half of the proceeds of the sale of 829 Lyell Way shall be placed into an account in the name of Grace Morrell. Net proceeds is defined as the gross proceeds received from the sale of 829 Lyell Way, less closing costs, commission, and payment of expenses of the administration of the Shannon D. Sunderland Estate, as set out in this Court’s Amended Order filed on this same day in Case No. 19-PB-0056.
 - D. Petitioner is ordered and directed to maintain the funds in the Estate’s account pending further direction from the Court.
- 2. The Clerk of the Court shall issue a notice setting this matter for hearing on Ms. Hodges petition to be appointed the personal representative of this estate.

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3. The Special Administrator shall request a certified copy of the death certificate of Grace Morrell from the Department of Health and Human Services, and the Department shall provide such document, which the Special Administrator shall file with the Court.

Dated this 14th Day of January, 2021.


District Court Judge

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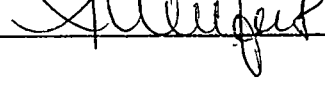
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CERTIFIED COPY

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 1/14/2021

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

By  Deputy