

APN# _____



00145223202109767120030033

Recording Requested by/Mail to:

KAREN ELLISON, RECORDER

Name: Federico J. Galang Jr.

Address: 2649 Vicky Ln.

City/State/Zip: Minden NV 89423

Mail Tax Statements to:

Name: _____

Address: _____

City/State/Zip: _____

ORDER

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

1 JENNIFER S. ANDERSON, ESQ.
Nevada Bar Number 9498
2 212 East Washington Street
Carson City, NV 89701
3 (775) 841-5888

4 Attorney for Audrey Ditmars

RECEIVED

JUL 31 2020

Douglas County
District Court Clerk

FILED

2020 SEP 14 PM 1:31

BOBBIE WILLIAMS
CLERK
DEPUTY

5
6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR DOUGLAS COUNTY

8
9 In the Matter of the Guardianship

Case No.: 15 PB 0088

10 AUDREY DITMARS,

Dept. No.: II

11 A Protected Person.

12
13 AMENDED ORDER ALLOWING GUARDIAN TO TRANSFER
REAL PROPERTY

14 This matter having come before the above-entitled court by way of a Petition to
15 Transfer Real Property, and a hearing having been held on Monday June 1, 2020, the court
16 having considered the same, and good cause appearing therefore,

17 IT IS ORDERED that the professional caretaker, Federico Javier Galang, Jr., be paid
18 his outstanding fees for the services provided to the protected person, Audrey Ditmars, for
19 the past four years, and in the future. Those fees are in excess of the value of the home and
20 the sale of the home would not accomplish a better result for the Person and Estate of Audrey
21 Ditmars.

22 IT IS FURTHER ORDERED that the contract entered into by the heirs and Federico
23 Javier Galang, Jr., for outstanding fees for the services provided to Ms. Ditmars, is valid and
24 confirmed. This shall satisfy all outstanding sums due and future fees incurred in providing
25 care services for Ms. Ditmars. Mr. Galang shall not make a claim for future fees against Ms.
26 Ditmars' estate, if any remains, at the time of her death.

1 IT IS FURTHER ORDERED that the home owned by Ms. Ditmars, located at 2649
2 Vicky Lane, Minden Nevada, and more particularly described as:

3 "Parcel A-1 as shown on the PARCEL MAP FOR JIM LIEBHERR filed in
4 the Office of the County Recorder of Douglas County, State of Nevada on
September 26, 1986 in Book 986 at Page 3099 as Document No. 141674."

5 APN: 21-120-47

6 shall be transferred to the professional caretaker, Federico Javier Galang, Jr., to pay for those
7 services rendered to Ms. Ditmars.

8 IT IS FURTHER ORDERED Federico Javier Galang, Jr., shall continue to serve as
9 Ms. Ditmars' full-time caretaker in exchange for acquiring a full interest in the residence to
10 satisfy the owed wages, as well as future wages.

11 IT IS FURTHER ORDERED that after Mr. Galang refinances/mortgages the home,
12 he shall execute a grant, bargain, and sale deed in favor of Ms. Ditmars, and the two shall hold
13 the property as joint tenants with right of survivorship until such time as Ms. Ditmars' death.
14 If Mr. Galang fails to execute such a deed, the Clerk of the Court shall be authorized to
15 execute a deed on his behalf.

16 IT IS SO ORDERED.

17 Dated this 14th day of July, 2020.

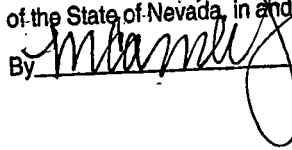
18
19 
20 _____
DISTRICT JUDGE

21
22
23
24 **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.

25
26 DATE: 11-8-21

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

27 By  Deputy