

APN# 1220-16-210-058

Recording Requested by:

Name: Carole M. Pope
Address: 301 Flint Street
City/State/Zip: Reno, NV 89501



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KAREN ELLISON, RECORDER

When Recorded Mail to:

Name: Carole M. Pope
Address: 301 Flint Street
City/State/Zip: Reno, NV 89501

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ORDER ON PETITION FOR ASSUMPTION OF JURISDICTION
AND CONFIRMATION OF APPOINTMENT OF SUCCESSOR
TRUSTEE; PETITION FOR ORDER TRANSFERRING
PROPERTY INTO TRUST

(Title of Document)

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)

Carole M. Pope
Signature

Attorney

Title

Carole M. Pope
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

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Douglas County
District Court Clerk

DOBBIE R. WILLIAMS
CLERK

BY *Manley* DEPUTY

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF DOUGLAS

In the Matter of

HILL FAMILY TRUST dated February 22, 1997

Case No. 2021-PB-00154

Dept. No. 1

LAURENCE R. HILL, Successor Trustee;

Parties.

**ORDER ON PETITION FOR ASSUMPTION OF JURISDICTION AND
CONFIRMATION OF APPOINTMENT OF SUCCESSOR TRUSTEE; PETITION FOR
ORDER TRANSFERRING PROPERTY INTO TRUST**

Upon submission of a verified Petition for Assumption of Jurisdiction and Confirmation of Appointment of Successor Trustee; Petition for Order Transferring Property Into Trust [NRS 163.002 and NRS 164.015] by Laurence Hill, as Successor Trustee of the HILL FAMILY TRUST dated February 22, 1997 ("Trust"), representing as follows:

1. RICHARD L. HILL ("Richard") and LAVERNE ELIZABETH ("Laverne") husband and wife, as Trustors, and the original Trustees, created a written Hill Family Trust Agreement (the "Trust Agreement") on February 22, 1997.
2. LaVerne died April 23, 1998, she was survived by Richard.

1 3. Richard signed a First Amendment to the Trust Agreement dated May 4,
2 2011 and another purported First Amendment to the Trust Agreement dated
3 December 22, 2011. Upon the death of LaVerne, the trust became irrevocable.
4 Therefore, all of the beneficiaries had to consent to the amendment, which they
5 did with respect to the amendment signed May 4, 2011. In the May 4, 2011
6 amendment, Richard included his new wife, Leila Anne Hill, as the first
7 successor trustee and beneficiary with Laurence L. Hill as the second
8 successor trustee. Richard's four children were listed as alternate
9 beneficiaries. The same is true as to the December 22, 2011 amendment as far
10 as the successor trustees. However, in the second document, Richard also
11 removed his son, Robert L. Hill, as a beneficiary due to his death. Richard
12 removed his sister, Rosemary Breech, as a beneficiary in both amendments as
13 well as she was deceased and had received her payment prior to her death.

14 4. On January 25, 2020, Richard passed away leaving his then wife, Leila
15 Anne Hill, as the Successor Trustee. Pursuant to the Amendments to the Trust
16 Agreement, Leila Hill received the benefit of the Trust assets after the death of
17 Richard.
18

19 5. Leila Anne Hill is now deceased, having died on August 17, 2021. She is
20 survived by two sons, Richard Scott Lenton and John Wade Lenton, who
21 received notice of this hearing. With the death of Leila Anne Hill, Laurence R.
22 Hill is the successor trustee pursuant to the First Amendment.
23

24 6. The First Amendment provides that the following are the beneficiaries
25 after Leila Anne Hill, who takes per capita:
26

27 1/3 to Laurence R. Hill
28

1 1/3 to Deborah M. Zamor; and,

2 1/3 to Donna M. Hunt.

3 7. Pursuant to Schedule "A" of the Trust Agreement, Richard and LaVerne's
4 residence at 1278 Bodie Court, Gardnerville, Nevada, the only remaining asset
5 in the Trust, was intended to be transferred into the Trust.

6 8. The petition is being filed to place the residence at 1278 Bodie Court,
7 Gardnerville, Nevada ("Subject Property") into the Trust pursuant to NRS
8 163.002 and NRS 164.015.

9 9. The name, age and last known address the beneficiaries of the Trust are
10 as follows:

<u>Name</u>	<u>Address</u>	<u>Age</u>
Laurence R. Hill	27169 Gaza Drive Santa Clarita, CA 91350	Son/Adult
Deborah M. Zamor	22419 Shogren Road Grantsburg, WI 54840	Daughter/ Adult
Donna M. Hunt	3011 Sailboat Drive May, TX 76857	Daughter/ Adult

11 10. There is a reverse mortgage on the Subject Property and Petitioner as
12 Successor Trustee desires to sell the Subject Property to pay the mortgage and
13 save the expenses of keeping the Subject Property.

14 11. To facilitate the sale of the Subject Property, it needs to be transferred
15 into the Trust as provided in Exhibit "A" to the Trust Agreement.

16 12. The Trust Agreement under Paragraph 12.1 provides that the place of
17 execution is the governing law. The Trust was executed in Douglas County,
18 Nevada. Therefore, this Court has jurisdiction over the Trust.

1 13. Laurence R. Hill requests that the Court enter its order accepting
2 jurisdiction and confirming him as Trustee of the Trust.

3 14. NRS 163.002 AND NRS 164.015 provide that a petition may be brought
4 to obtain an order transferring property into a trust if the Trust Agreement
5 provides that it was the Trustors' intent that the property be placed into the
6 Trust.
7

8 15. It is, therefore, requested that this Court issue an order transferring the
9 Subject Property into the Trust.

10 Therefore, based on the foregoing and good cause appearing,

11 IT IS HEREBY ORDERED that this Court accepts jurisdiction over the Trust
12 and confirming the appointment of Laurence R. Hill as Successor Trustee of the Hill
13 Family Trust dated February 22, 1997.
14

15 IT IS HEREBY FURTHER ORDERED that the real property commonly known
16 as 1278 Bodie Court, Gardnerville, Nevada 89410 with APN 1220-16-210-058 is
17 transferred into the HILL FAMILY TRUST dated February 22, 1997, which property is
18 described as follows:
19

20 All that real property located in the County of Douglas State of Nevada, more
21 particularly described as:


22 LOT 20 IN BLOCK B AS SAID LOT AND BLOCK ARE SHOWN ON THE AMENDED
23 MAP OF RANCHOS ESTATES, FILED IN THE OFFICE OF THE COUNTY
24 RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 30, 1972,
AS DOCUMENT NO. 62493.

25 IT IS HEREBY FURTHER ORDERED that once the transfer has been made to
26 the Trust, Laurence R. Hill as Successor Trust of the Hill Family Trust dated
27 February 22, 1997 may sell the Subject Property without further oversight from this
28

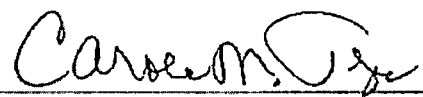
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1 Court, and this matter will be deemed complete without further action.

2 IT IS SO ORDERED this 14 day of December, 2021.

3
4 
5 DISTRICT JUDGE

6 Submitted by:
7 The Law Office of Carole M. Pope,
8 A Professional Corporation,

9 
10 Carole M. Pope, Esquire

11 Attorney for Petitioner

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COPY

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 12/23/2021
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By W. Williams Deputy