

APN# 1420-28-210-016

Recording Requested by/Mail to:

Name: Millward Law, Ltd

Address: 1591 Mono Ave.

City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: Grad Brady Trustee

Address: 2175 Solitude Drive

City/State/Zip: Reno, NV 89511



KAREN ELLISON, RECORDER

Order Transferring and Delivering Property to Trust

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

Michael G. Millward
Printed Name

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

RECEIVED

APR - 4 2022

FILED

1 Case No. 2022-CV-00048

Douglas County
District Court Clerk

2022 APR 12 PM 2: 04

2 Dept. I

BONNIE R. WILLIAMS
CLERK

3 The undersigned affirms that this document does not
4 contain personal information, pursuant to NRS 603A.040

M. CARNEY PUTY

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

8 * * * * *

9 In the Matter of)
10)

11 THE BONNIE JEAN BRADY LIVING TRUST,)
12 dated February 10, 2004.)
13)

**ORDER TRANSFERRING AND
DELIVERING PROPERTY TO TRUST**

14 THIS MATTER came before the Court upon the *Petition for Conveyance, Transfer and*
15 *Delivery of Property to Trust* filed March 7, 2022, (hereinafter referred to as "Petition") by
16 Petitioner GREGORY GRANT BRADY, as successor Trustee of the BONNIE JEAN BRADY
17 LIVING TRUST. The Court held a hearing upon the Petition on April 12, 2022.

18 THE COURT, having reviewed the Petition and supporting evidence submitted
19 therewith, hereby makes the following FINDINGS OF FACT:

- 20 1. That notice of the hearing was given as required by law;
- 21 2. That the Court has jurisdiction over this matter pursuant to NRS 163.230;
- 22 3. That pursuant to NRS 164.010(4)(c), venue is proper in Douglas County;
- 23 4. That Bonnie Jean Brady (hereinafter "Decedent") died on January 23, 2021;
- 24 5. That Bonnie Jean Brady executed the *Last Will and Testament of Bonnie Jean*
25 *Brady* on May 14, 2014;
- 26 6. That Bonnie Jean Brady executed the Bonnie Jean Brady Living Trust
27 Agreement, dated February 10, 2004, and restated on May 14, 2014, as Grantor and
28 Trustee;

1 7. That Gregory Grant Brady is the successor Trustee of the Bonnie Jean Brady
2 Living Trust;

3 8. That Bonnie Jean Brady died holding title to real property claimed by the
4 Bonnie Jean Brady Living Trust as described in this Order below;

5 9. That pursuant to NRS 164.033, Trustee on behalf of the Trust has a claim to
6 property held by Bonnie Jean Brady's estate and is entitled to an order directing conveyance
7 of the property to the Bonnie Jean Brady Living Trust;

8 10. That pursuant to NRS 148.410, Bonnie Jean Brady died in possession of, or
9 holding title to, real property claimed by the Bonnie Jean Brady Living Trust and Gregory
10 Grant Brady, successor Trustee of the Bonnie Jean Brady Living Trust, is entitled to an order
11 directing conveyance of the real property to the Bonnie Jean Brady Living Trust;

12 11. That pursuant to NRS 163.230, it is appropriate that the real property subject
13 to the Estate of Bonnie Jean Brady be administered by the Trustee of the Bonnie Jean Brady
14 Trust according to the terms thereof;

15 12. That pursuant to Section 27 of AB 318, passed during the 2021 legislative
16 session amending NRS 146.070(1)(b), it is appropriate that the estate be set aside to the
17 Bonnie Jean Brady Living Trust;

18 13. That the names, residences and relationship of all heirs and devisees of Bonnie
19 Jean Brady and beneficiaries of the Bonnie Jean Brady Living Trust were provided and notice
20 of petition was given to the same.

21 NOW THEREFORE, GOOD CAUSE APPEARING, the Court hereby enters the following
22 orders:

23 1. That the *Petition for Conveyance, Transfer and Delivery of Real Property to*
24 *Trust* is granted in all respects;

25 2. That the real property commonly known as 1280 Hermosa Court, Minden,
26 Nevada 89423, and more particularly described as:

27 ALL THAT PROPERTY SITUATED IN DOUGLAS COUNTY, STATE OF
28 NEVADA, DESCRIBED AS FOLLOWS:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

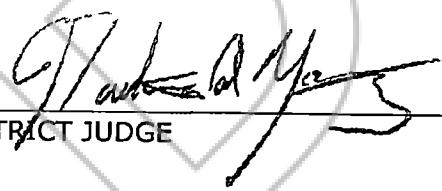
LOT 22, AS SET FORTH ON FINAL MAP OF SARATOGA SPRINGS ESTATES, UNIT 2, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 23, 1994, IN BOOK 594, PAGE 3894, AS DOCUMENT NO. 338088 AND AS AMENDED BY CERTIFICATE OF AMENDMENT RECORDED JULY 8, 1994, IN BOOK 794, PAGE 1165, AS DOCUMENT NO. 341498, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA

APN 1420-28-210-016

be conveyed, transferred and delivered to Gregory Grant Brady, Trustee of the Bonnie Jean Brady Trust to be administered according to the terms of the Trust; and

3. For such other and further relief as to the Court may seem just and proper.

IT IS HEREBY ORDERED this 12 day of April, 2022.



DISTRICT JUDGE

AFFIRMATION

The undersigned hereby affirms pursuant to NRS 239B.03 that the foregoing does not contain the social security number of any person, or other personal information as defined by NRS 603A.040.

Submitted this 4th day of April, 2022,

Millward Law, Ltd.

By: 
Michael G. Millward, Esq.

NSB: 11212
1591 Mono Ave.
Minden, NV 89423
(775) 600-2776

Attorney for Petitioner
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 4-12-2022
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By:  Deputy

ORDER TRANSFERRING AND DELIVERING
PROPERTY TO TRUST