


APN: 1420-07-310-017  
Recording Requested by and  
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KAREN ELLISON, RECORDER

Karen Griffin, Esq.  
Senior Deputy Attorney General  
100 North Carson Street  
Carson City NV 89701

I, the undersigned, hereby affirm that this document  
submitted for recording **does not** contain a Social  
Security Number.

  
\_\_\_\_\_  
Liz Stern, ALS  
Legal Secretary II

**LIEN**

**ORDER IMPOSING MEDICAID LIEN ON REAL PROPERTY**

1 Case No.: 2021-CV-00161

2 Dept.: II

**RECEIVED**

FEB - 7 2022

Douglas County  
District Court Clerk

**FILED**

2022 FEB -7 PM 2:23

BOBBIE R. WILLIAMS -  
CLERK

DM. CARNEY DEPUTY

9 NINTH JUDICIAL DISTRICT COURT OF NEVADA  
10 IN AND FOR DOUGLAS COUNTY

12 STATE OF NEVADA, DEPARTMENT  
13 OF HEALTH AND HUMAN SERVICES,  
14 DIVISION OF HEALTH CARE  
15 FINANCING AND POLICY (NEVADA  
16 MEDICAID), and SUZANNE BIERMAN,  
17 Administrator,

Petitioners,

18 v.

19 DELORIA SKENANDORE, Deceased,  
20 and DOES I through X, inclusive

Respondent.

21 **ORDER IMPOSING MEDICAID LIEN ON REAL PROPERTY**

22 On the 7<sup>th</sup> day of February 2022, at the hour of 2:00 p.m., the above-captioned matter  
23 came before this Court on a Verified Petition for Imposition of Medicaid Lien on Real  
24 Property filed by the State of Nevada, Department of Health and Human Services, Division  
25 of Health Care Financing and Policy (Nevada Medicaid) and Suzanne Bierman,  
26 Administrator (collectively, "Nevada Medicaid" or "Petitioners"), by and through Aaron D.  
27 Ford, Attorney General for the State of Nevada.

28 Appearing at the hearing was Homa S. Woodrum, Senior Deputy Attorney General.  
Any other appearances were noted in the minutes.

1            THEREFORE, the Court having received the evidence through the filings in this  
2 matter and any representations made at the hearing, now finds as follows:

3            1.        Nevada Medicaid is required by federal and state law to secure rights to future  
4 recovery of Medicaid benefits paid on behalf of recipients, including interest in legal title  
5 to real property immediately before or at the time of death.

6            2.        All notices as required by law have been provided through mail, certified mail,  
7 and publication.

8            3.        DELORIA SKENANDORE (“Decedent”) was born on September 14, 1946 and  
9 died on January 8, 2021.

10           4.        Decedent was the recipient of benefits through Nevada Medicaid from August  
11 1, 2015 through January 8, 2021.

12           5.        Nevada Medicaid provided payment for medical services for the care of  
13 Decedent in the amount of Sixty Thousand, Nine Hundred Nineteen Dollars and Thirty-  
14 Seven Cents (\$60,919.37). To date, Medicaid has received Two Thousand Six Hundred  
15 Thirty-Nine Dollars and Eighty Cents (\$2,639.80) in payments, which have been credited  
16 to this account. The current remaining balance is Fifty-Eight Thousand Two Hundred  
17 Seventy-Nine Dollars and Fifty-Seven Cents (\$58,279.57).

18           6.        Nevada Medicaid providers have up to one (1) year after the Decedent’s date  
19 of death to bill Nevada Medicaid for services rendered, which was January 5, 2021.

20           7.        Decedent’s residential address at the time of death was 3476 Carnelian Way,  
21 Carson City, within Douglas County, Nevada.

22           8.        Petitioners are not aware of any probate action on behalf of Decedent and  
23 would be required to receive notice of such action by law.

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28 ///

1           9.     The undivided estate of Decedent included real property, whose common  
2 address is 3476 Carnelian Way, Carson City, Nevada, and whose legal description is as  
3 follows:

4           Lot 9, in Block F, as shown on the map of VISTA GRANDE SUBDIVISION  
5 UNIT NO. 1, filed for record in the office of the County Recorder of Douglas  
6 County, Nevada, on November 9, 1964, as Document No. 26518.

7           APN 1420-07-310-017

8 (Property description taken from the Quitclaim Deed on APN 1420-07-310-017 recorded  
9 on November 12, 2015, with the Douglas County Recorder's Office as Document 2015-  
10 872555.)

11           10.    At the time of death, Decedent owned a partial interest, having an undivided  
12 fifty percent (50%) interest in the real property, along with Dale D. Swartz. Petitioners  
13 seek only to impose a lien related to the amount referenced above as to Decedent's interest  
14 owned at the time of death.

15           11.    Pursuant to state and federal law, Nevada Medicaid may only recover on such  
16 a lien at a time when there is no surviving spouse, children under 21, or blind and/or other  
17 disabled children of any age. Additionally, the State must release its lien if the surviving  
18 spouse, child under 21, or disabled child seeks to engage in a bona fide sale or financial  
19 transaction involving the home.

20           12.    The imposition of a lien in the amount of Fifty-Eight Thousand Two Hundred  
21 Seventy-Nine Dollars and Fifty-Seven Cents (\$58,279.57), representing the remaining  
22 amount of the assistance paid on behalf of Decedent, a Medicaid recipient, by Nevada  
23 Medicaid, is authorized and appropriate pursuant to Nevada Revised Statutes.

24           THEREFORE, based upon the foregoing,

25           IT IS HEREBY ORDERED, ADJUDGED, AND DECREED AS FOLLOWS:

26           A lien, on behalf of the NEVADA STATE DIVISION OF HEALTH CARE  
27 FINANCING AND POLICY (Nevada Medicaid) in the amount of Fifty-Eight Thousand  
28 Two Hundred Seventy-Nine Dollars and Fifty-Seven Cents (\$58,279.57) is hereby imposed  
against the real property of the undivided estate of DELORIA SKENANDORE, of which

1 Decedent was a partial, fifty percent (50%) owner of the real property commonly known as  
2 3476 Carnelian Way, Carson City, Nevada, and whose legal description is as follows:

3 Lot 9, in Block F, as shown on the map of VISTA GRANDE SUBDIVISION  
4 UNIT NO. 1, filed for record in the office of the County Recorder of Douglas  
County, Nevada, on November 9, 1964, as Document No. 26518.

5 APN 1420-07-310-017

6 IT IS SO ORDERED.

7 Dated this 7 day of February 2022.

  
DISTRICT COURT JUDGE

11 Submitted by:  
12 Homa S. Woodrum #10803  
13 Senior Deputy Attorney General

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 2-7-22

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

By  Deputy