

A.P.N. No.:	1220-21-710-003
File No.:	1669911 sa
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
Cynthia M. Thorp	
1731 Arbello Drive	
Minden, Nv 89423	

(for recorders use only)

Order Granting Special Administration and Confirming Deed Upon Death
(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 social security number 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 social security number of a person or persons as required by law: _____

(State specific law)

Cynthia Haggard
 Signature

Escrow Assistant
 Title

Cynthia Haggard
 Print Signature

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.

(Additional recording fee applies)

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Case No: 2022-PB-00084

Douglas County
District Court Clerk

2022 JUN -6 PM 1:51

Dept. No: I

BOBBIE R. WILLIAMS
CLERK

The party executing this document hereby affirms
that this document submitted for filing DOES
contain the social security number of a deceased
person or persons.

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

-o0o-

IN THE MATTER OF THE ESTATE
OF
ADRIANUS VAN BRUGGEN,

**ORDER GRANTING SPECIAL
ADMINISTRATION AND
CONFIRMING DEED UPON DEATH**

Deceased.

THIS MATTER comes before the Court pursuant to a Petition for Appointment of
Special Administrator and to Confirm Deed Upon Death filed herein by, Petitioner, CYNTHIA M.
THORP (hereinafter "Petitioner"), by and through her attorneys, ALLISON MacKENZIE, LTD. Good
cause appearing, IT IS HERBY ORDERED as follows:

I.

DECEDENT

That ADRIANUS VAN BRUGGEN (hereinafter referred to as "decedent"), died on
October 7, 2021, being at the time of her death a resident of and domiciled in the County of Douglas,
State of Nevada.

II.

LAST WILL AND TESTAMENT

That Petitioner is informed and believes that decedent left no Last Will and Testament
and died intestate.

ALLISON MacKENZIE, LTD.
402 North Division Street, P.O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918
E-Mail Address: law@allisonmackenzie.com

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1 III.

2 SPECIAL ADMINISTRATION AND POWERS OF SPECIAL ADMINISTRATORS

3 That it is in the best interest of the estate to appoint a Special Administrator to handle
4 the necessary administrative and financial matters of the estate to confirm the Grant Deed as a Deed
5 Upon Death which decedent recorded against her real property more fully described below.

6 IV.

7 DEED UPON DEATH

8 That decedent left no property subject to probate, but executed a Deed Upon Death on
9 July 17, 2021, which was recorded on July 21, 2021 as Document No. 2021-971219, leaving the real
10 property to Petitioner, CYNTHIA M. THORP. The address of the real property is 694 Joette Drive,
11 Gardnerville, Nevada 89460, and its APN: 1220-21-710-003.

12 The beneficiary of the Deed Upon Death listed the property for sale and have the
13 property under contract. The Residential Offer and Acceptance Agreement is attached hereto as
14 Exhibit 3. The beneficiary is unable to close on the sale without a Court Order confirming the Deed
15 upon Death. Title companies will not insure the title to the property or any subsequent transfers unless
16 there is a Court order confirming the Deed Upon Death. Such underwriters refuse to insure title for a
17 period of eighteen (18) months due to their interpretation of NRS 111.689.

18 NRS 111.689 provides as follows:

- 19 1. To the extent the grantor's probate estate is insufficient to satisfy an
20 allowed claim against the estate or a statutory allowance to a surviving
21 spouse or child, the estate may enforce the liability against property
22 transferred pursuant to a deed upon death.
- 23 2. If more than one property is transferred pursuant to one or more deeds
24 upon death, the liability for any claim must be apportioned among the
25 properties in proportion to their net values at the grantor's death.
- 26 3. A proceeding to enforce the liability under this section must be
27 commenced not later than 18 months after the grantor's death.

28 In the present case, there is no probate estate of the decedent, and there are no claims
against the estate which have not been paid by the beneficiary. Medicaid Estate Recovery was served
with the Petition and filed no claim. There are no other assets of the decedent subject to probate
administration, and no claims nor potential claims of creditors. As such, NRS 111.689 does not apply

1 to this matter and there is no reason to require the beneficiaries to wait 18 months to market and sell
2 the property.

3 V.

4 SPECIAL ADMINISTRATOR

5 That Petitioner, CYNTHIA M. THORP, is the daughter of the decedent. Petitioner has
6 not been convicted of a felony and is otherwise qualified to serve in the capacity of Special
7 Administrator of the estate. That Petitioner is willing to act as Special Administrator for the estate.

8 VI.

9 HEIRS AND NEXT-OF-KIN

10 That so far as known to Petitioner, the names, relationships, ages, and addresses of the
11 heirs and next-of-kin of the decedent are as follows:

12 <u>NAME</u>	<u>RELATIONSHIP</u>	<u>AGE</u>	<u>ADDRESS</u>
13 Cynthia M. Thorp	Daughter	Adult	1731 Arbello Drive Minden, NV 89423

14 VII.

15 ESTATE ASSETS

16 That Petitioner is informed and believes that the total value of the estate of the decedent
17 subject to probate administration in the State of Nevada is \$0.00.

18 NOW THEREFORE, IT IS HEREBY ORDERED:

- 19 1. That special administration is granted herein and that Petitioner, CYNTHIA M.
20 THORP, is appointed as Special Administrator of the estate of decedent, to serve as Special
21 Administrator, without posting bond.
- 22 2. That Letters of Special Administration be issued to Petitioner without posting
23 bond.
- 24 3. That Petitioner is authorized to take possession of the property of the estate, if
25 any, including ascertaining and accessing the decedent's accounts at any banks, brokerage houses, or
26 other financial institutions; specifically, to secure the assets of any bank accounts, access safety deposit
27 box(es), investments, vehicles, retirement accounts, life insurance policies, real property, and other
28

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1 personal property, for the purpose of inventorying the assets of the estate, and to exercise such other
2 powers as may be necessary for the preservation of the decedent's estate, together with all of the other
3 powers and duties enumerated in NRS 140.040.

4 4. That the Deed Upon Death executed on November July 17, 2021, and recorded
5 on July 21, 2021, as Document No. 2021-971219, is hereby CONFIRMED, and the transfer of such
6 property more particularly described below from the decedent to CYNTHIA M. THORP is
7 CONFIRMED:

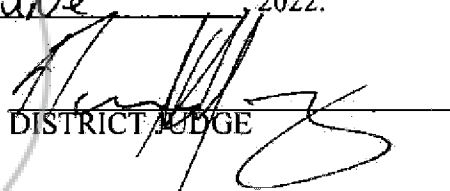
8
9 All that certain lot, piece or parcel of land situate in the County of Douglas, State
10 of Nevada, described as follows:
11 Lot 76, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7,
12 filed for record in the Office of the County Recorder of Douglas County, Nevada,
13 on March 27, 1974, in Book 374, Page 676, as File No. 72456.

14 APN: 1220-21-710-003

15 (This legal description was previously recorded on July 21, 2021 as Document
16 No. 2021-971219 in the Office of the Recorder of Douglas County, State of
17 Nevada.)

18 5. That there are no creditors of the estate of the decedent and no such claims shall
19 be made in the future.


20 DATED on this 6 day of June, 2022.

21
22 
23 DISTRICT JUDGE

24 4880-1810-3071, v. 1

25 **CERTIFIED COPY**

26 The document to which this certificate is attached is a
27 full, true and correct copy of the original in file and of
28 record in my office.

DATE 6-8-22
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By  Deputy