

APN# 1419-34-310-006



Recording Requested by/Mail to:  
Name: D'terra Law, LLC  
Address: 1692 County Road, Suite C  
City/State/Zip: Minden, NV 89423

KAREN ELLISON, RECORDER E03

Mail Tax Statements to:  
Name: John D. Burnett, Co-Trustee  
Address: 4321 E. Perry Parkway  
City/State/Zip: Greenwood Village, CO 80121

**Order After Hearing**

**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

Joan E. Neuffer, Esq.

Printed Name

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**RECEIVED**

**AUG 22 2022**

**Douglas County  
District Court Clerk**

**FILED**

**2022 AUG 22 PM 2:17**

**BOBBIE R. WILLIAMS  
CLERK**

**C. WALKER DEPUTY**

Case No. 2022-PB-00117

Dept. No. II

*This document does not contain the personal  
information of any individual*

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

<b>IN RE: The ROBERT A. BURNETT TRUST, dated March 11, 2010, as amended</b>	<b>ORDER AFTER HEARING (Proposed)</b>
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COMES NOW John R. Burnett and Judith Lynne Burnett, Co-Petitioners and Co-Successor Trustees of the Robert A. Burnett Trust, dated March 11, 2010, as amended (Burnett Trust), by and through their attorney, Joan E. Neuffer, for a hearing on August 22, 2022. The Court, having heard argument of counsel, the statements of Co-Petitioner(s), and evidence presented, and for good cause shown, makes the following Findings of Fact, Conclusions of Law and Orders as follows:

**Findings of Fact and Conclusions of Law**

1. Co-Petitioners, in their capacities as Co-Successor Trustees of the Robert A. Burnett Trust, dated March 11, 2010, as amended (Burnett Trust) appeared before this court through counsel, in person or via video on the date set for hearing. The required notices have been provided to interested persons.

2. The real property at issue and before the court is located in Douglas County, Nevada. This court has jurisdiction over the real property, the Co-Petitioners, and all matters concerning the Burnett Trust presently before the court.

3. Co-Petitioners are the Co-Successor Trustees of the Burnett Trust and are entitled to relief.

4. Co-Petitioners, as Co-Successor Trustees of the Burnett Trust, own an interest in the real property located in Douglas County identified and described as follows: **A.P.N. 1419-34-310-006** (Lot 21 at Eagle Ridge at Genoa).

5. Co-Petitioners' and Co-Successor Trustees' interest in the real property has been established as set forth herein and should be transferred into the Burnett Trust.

NOW, THEREFORE,

The Petition is GRANTED. It is further ORDERED:

1. Co-Petitioners' and Co-Successor Trustees' interest in the real property identified by the Douglas County Assessor's Office as **A.P.N. 1419-34-310-006** and with the legal description set forth in **Exhibit A**, attached herein, shall be transferred to John R. Burnett and Judith Lynne Burnett, Co-Successor Trustees of the Robert A. Burnett Trust, dated March 11, 2010, as amended.

2. A copy of this Order shall be recorded with the Douglas County Recorder's Office.

3. The recording of this Order shall constitute a full conveyance of the property owned by the Decedent at his death together with any attendant rights thereto to the heirs as set forth above.

4. Additional Provisions:

\_\_\_\_\_

\_\_\_\_\_

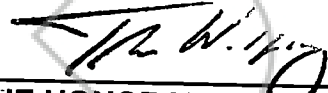
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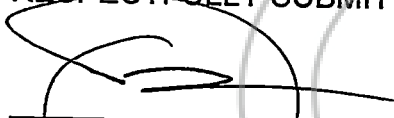
\_\_\_\_\_

DATED this 22<sup>nd</sup> day of August, 2022.



\_\_\_\_\_  
**THE HONORABLE THOMAS W. GREGORY**  
District Court Judge

RESPECTFULLY SUBMITTED this 22 day of August, 2022.

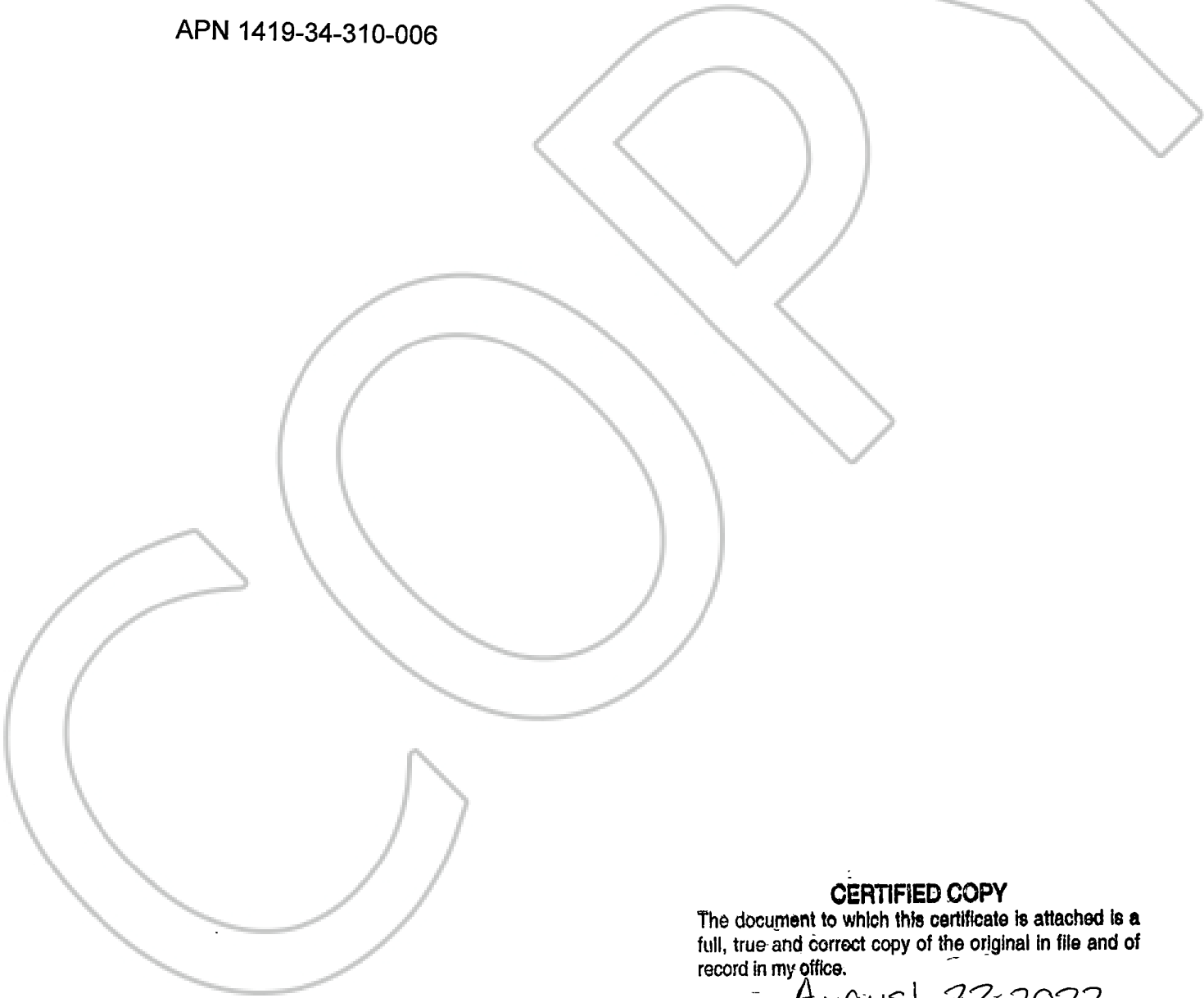


\_\_\_\_\_  
**JOAN E. NEUFFER, #8860**  
Attorney for Co-Petitioners and  
Co-Successor Trustees  
D'TERRA LAW, LLC  
1692 County Road, Suite C  
Minden, NV 89423  
775-392-4223

**EXHIBIT A**

Lot 21, as shown on the Final Subdivision Map Planned Unit Development PD 04-001 for Eagle Ridge at Genoa, filed in the office of the County Recorder of Douglas County, State of Nevada on July 29, 2005 in Book 0705, Page 13949, as Document No. 650856.

APN 1419-34-310-006



**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 August 22, 2022

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

By [Signature] Deputy

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1419-34-310-006  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse           | d) <input type="checkbox"/> 2-4 Plex         |
| e) <input type="checkbox"/> Apt. Bldg              | f) <input type="checkbox"/> Comm'l/Ind'l     |
| g) <input type="checkbox"/> Agricultural           | h) <input type="checkbox"/> Mobile Home      |
| i) <input type="checkbox"/> Other _____            |  |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ zero \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ zero \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # (B)  
 b. Explain Reason for Exemption: transfer to trust by court order NO CONSIDERATION

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to ~~NRS 375.030~~, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity: Attorney for Co-Petitioners and Co-Successor Trustees  
Joan E. Neuffer, SBN #8860, Attorney for Judith Lynn Burnett and John M. Burnett Co-Successor Trustees of the Robert A. Burnett Trust, dated March 11, 2010 as amended

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION  
 (REQUIRED) (REQUIRED)

Print Name: Judith Lynn Burnett and John M. Burnett, Co-Petitioners  
 Address: 4321 E. Perry Parkway  
 City: Greenwood Village (for John M. Burnett)  
 State: CO Zip: 80121

Print Name: Judith Lynn Burnett and John M. Burnett, Co-Successor Trustees of the Robert A. Burnett Trust, dated March 11, 2010, as amended  
 Address: 4321 E. Perry Parkway  
 City: Greenwood Village  
 State: CO Zip: 80121

COMPANY/PERSON REQUESTING RECORDING  
 (required if not the seller or buyer)

Print Name: D'TERRA LAW, LLC Escrow # \_\_\_\_\_  
 Address: 1692 County Road, Suite C  
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)