

<b>A.P.N. No.:</b>	1420-07-816-013
<b>File No.:</b>	
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>When Recorded Mail To:</b>	
Carolyn Jean Cole	
982 Ranchview Circle	
Carson City NV 89705	



00168338202309967720030035

SHAWNYNE GARREN, RECORDER

(for recorders use only)

**Order Approving Family Transfer Assumption of the Real Estate  
Property and to Obtain a Home Equity Line of Credit  
(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)

*Carolyn Jean Cole*

Signature

Administrator

Title

Carolyn Jean Cole  
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)

1 Jennifer S. Anderson, Esq.  
2 Nevada Bar Number 9498  
3 415 W. Second Street  
4 Carson City NV 89703  
5 (775) 841-5888  
6 jsanderson4595@gmail.com

7 Attorney for Administrator

RECEIVED

APR 07 2023

DOUGLAS COUNTY  
CLERK COURT CLERK

2023 APR 10 AM 11:40

BOLLIE L. WILLIAMS  
CLERK

F. SHOEMAKER  
DEPUTY

8  
9 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
10  
11 IN AND FOR DOUGLAS COUNTY

12 In the Matter of the Estate of:  
13 JENNIFER MARIE RAMIREZ,  
14 Deceased.

Case No.: 2022-PB-00065

Dept. No.: I

15  
16 **ORDER APPROVING FAMILY TRANSFER ASSUMPTION OF THE  
17 REAL ESTATE PROPERTY AND TO OBTAIN A HOME EQUITY LINE  
18 OF CREDIT**

19 The Administrator, CAROLYN JEAN COLE, having filed herein her Petition for  
20 Instructions and for Order Approving Refinance of the Real Estate Property, and the court  
21 having heard the evidence finds that the facts alleged in the petition are true and correct and  
22 that the Petition ought to be granted;

23 **IT IS THEREFORE ORDERED AND DETERMINED BY THE COURT** that  
24 Administrator, CAROLYN JEAN COLE is authorized to take title of the home located at  
25 982 Ranchview Circle, Douglas County, Nevada, through a family transfer assumption, for  
26 the purpose of refinancing the home to pay the debts.

27 These debts include final bills for Jennifer Ramirez, in the approximate amounts of  
28 \$10,463.31, reimbursement to Carolyn Jean Cole \$27,488.29, mortgage payments,  
maintenance and repairs for the home \$22,043, attorney fees to Neal Falk, Esq., in the  
approximate amount of \$1,765.50, attorneys fees to Jennifer S. Anderson, Esq., in the

1 approximate amount of \$6,000, and administrator fees in the amount of \$11,290, totaling  
2 approximately \$80,000.

3 IT IS FURTHER ORDERED that the upon assumption of the loan, the administrator  
4 is authorized to obtain a refinance up to \$80,000 to pay the expenses listed and for final  
5 closing expenses of the estate.

6 IT IS FURTHER ORDERED that upon the family transfer assumption of the loan  
7 and refinance, the deed shall be held by Olivia Marie Ramirez and Carolyn Jean Cole, in  
8 trust for Jonathan Daniel Gennarini, as Joint Tenants in Common. Olivia Marie Ramirez and  
9 Carolyn Jean Cole, as Jonathan's guardians, shall petition the court in the guardianship  
10 matter of Jonathan Daniel Gennarini, case #2022-PB-00002 to accept jurisdiction over this  
11 trust and shall report to that court annually as to said trust.

12 IT IS SO ORDERED.

13 Dated this 10 day of April, 2023.

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16 Patrick Young  
DISTRICT JUDGE  
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**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 4-11-2023

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

By [Signature] Deputy