



00179207202410060400040044

SHAWNYNE GARREN, RECORDER

APN# \_\_\_\_\_

Recording Requested by/Mail to:

Name: DONNA BAUM

Address: 8478 SWEET WATER RD.

City/State/Zip: LONE TREE, CO. 80124

Mail Tax Statements to:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Letters of Conservatorship

Title of Document (required)

Please complete the Affirmation Statement below:

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)  Military Discharge – NRS 419.020 (2)  
 Other NRS \_\_\_\_\_ (state specific law)

-OR-

I the undersigned hereby affirm the attached document, including any exhibits, hereby submitted for recording does NOT contain the personal information of any person(s). (Per NRS 239B.030)

Donna Baum

Signature

DONNA BAUM

Printed Name

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DISTRICT COURT, DOUGLAS COUNTY, COLORADO  
Court Address: 4000 Justice Way, Suite 2009  
Castle Rock, CO 80109

DATE FILED: July 31, 2023 10:05 AM

In the Interest of:

GARY STEPHEN BAUM; AKA GARY S. BAUM; AKA GARY BAUM;

Protected Person.

▲ COURT USE ONLY ▲

Case Number:

2023PR30132

Division C Courtroom

**LETTERS OF CONSERVATORSHIP - ADULT**

Donna Baum was appointed by court order on July 24, 2023 (date) as:

Conservator pursuant to § 15-14-409, C.R.S.

Special Conservator pursuant to § 15-14-406(6), C.R.S. These letters will expire on \_\_\_\_\_ (date), unless otherwise ordered by the court.

Special Conservator pursuant to § 15-14-412(3), C.R.S. These letters will expire upon the completion of the single transaction described in the attached court order appointing the special conservator.

These Letters of Conservatorship are proof of:

the conservator's authority to exercise all the powers in § 15-14-425, C.R.S., subject to the exclusions in § 15-14-411, C.R.S. The powers and duties of the conservator are otherwise unrestricted.

the conservator's authority to exercise the powers in § 15-14-425, C.R.S., are limited by the following restrictions:

the conservator must not, without prior court order, convey or encumber any real estate owned by the protected person.

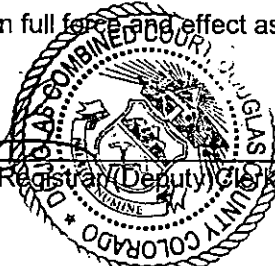
Other: NONE

Date: 07/31/2023

  
Probate Registrar/(Deputy) Clerk of Court

**CERTIFICATION**

Certified to be a true copy of the original in my custody and to be in full force and effect as of 07/31/23 (date).

  
Probate Registrar/(Deputy) Clerk of Court

DISTRICT COURT, DOUGLAS COUNTY, COLORADO Court Address: 4000 Justice Way, Suite 2009 Castle Rock, CO 80109	DATE FILED: July 24, 2023 9:20 AM CASE NUMBER: 2023PR30132
In the Interest of:  <b>GARY STEPHEN BAUM; AKA GARY S. BAUM; AKA GARY BAUM;</b>  Protected Person.	<div style="text-align: center;">▲ COURT USE ONLY ▲</div> <hr/> Case Number: 2023PR30132  Division C Courtroom
<b>ORDER APPOINTING CONSERVATOR FOR ADULT</b>	

Upon consideration of the Petition for Appointment of Conservator for the above person and hearing on July 24, 2023 (date),

The court has considered any expressed wishes of the respondent concerning the selection of the conservator. The court has considered the powers and duties of the conservator, the scope of the conservatorship, and the priority and qualifications of the nominee.

**The court finds that:**

1. Venue is proper and required notices have been given or waived.
2. An interested person seeks the appointment of a conservator.
3. The protected person's best interest will be served by appointment of a conservator.

**The court finds by clear and convincing evidence that a basis exists for a conservatorship because:**

The respondent is unable to manage property and business affairs because of an inability to effectively receive or evaluate information or both or to make or communicate decisions, even with the use of appropriate and reasonably available technological assistance.

**The court further finds by a preponderance of evidence that:**

The respondent has property that will be wasted or dissipated unless proper management is provided.

and/or

The respondent, or persons entitled to the protected person's support, require money for support, care, education, health, and welfare; and protection is necessary or desirable to obtain or provide money.

**The court appoints the following person as conservator of the protected person:**

Name: Donna Baum  
 Relationship to Respondent: Spouse  
 Street Address: 8478 Sweetwater Road  
 City: Lone Tree State: CO Zip Code: 80124  
 Primary Phone: (303) 799-0458 Alternate Phone: (720) 646-7590  
 Email Address: dpb3373@msn.com

**The court directs the issuance of Letters of Conservatorship as follows:**

- The conservator may exercise all the powers granted in. § 15-14-425, C.R.S., subject to the exclusions in § 15-14-411, C.R.S. The powers and duties of the conservator are otherwise unrestricted.
- The powers and duties of the conservator are limited by the following restrictions, if any: **NONE**
- The conservator must not, without prior court order, convey or encumber any real estate owned by the protected person.  
To ensure notice of this prohibition, the conservator must record the letters evidencing appointment with the Clerk & Recorder of the County in which such real estate is located. The conservator must provide proof of the recording to the court.

**The court orders the following:**

1. The conservator must promptly notify the court if his or her street address, email address, or phone number changes and/or of any change of address for the protected person.
2. Within 30 days of appointment, the conservator must provide a copy of this Order Appointing Conservator for Adult to the protected person and persons given notice of the Petition and must advise those persons using Notice of Appointment of Guardian and/or Conservator (JDF 812) that they have the right to request termination or modification of the conservatorship.
3. The conservator must file for approval with the court a Conservator's Financial Plan with Inventory (JDF 882) on or before October 23, 2023 (date within 90 days from appointment). The value of the assets must be reported as of the date of this order.
4. The conservator must file a Conservator's Report (JDF 885) with the court each year on or before October 4th (date). The time period covered in the report will begin on September 1st (date) and end on August 31st (date). The conservator is required to maintain all supporting documentation, including receipts and disbursements.
5. All financial powers of attorney, whether executed prior to or following the entry of this order, are terminated, except as follows: N/A
6. The conservator will serve without bond for the following reason(s): Petitioner is the Respondent's spouse.
7. Copies of all future court filings must be provided to the following:

Name of Interested Person	Relationship to the Protected Person
Gary Stephen Baum	The protected person
Donna Baum	Spouse/Conservator

8. If the protected person is an "at-risk elder" or "at-risk adult with an intellectual and developmental disability" and if conservator has reasonable cause to believe that the protected person has been abused or exploited or is at imminent risk of abuse or exploitation, conservator is required to make a report to law enforcement within 24 hours after the observation or discovery pursuant to C.R.S. § 18-6.5-108(1)(b)(XII).
9. **The court further orders: NONE**

Date: July 24, 2023



Judge  Magistrate