

APN# 1022-15-001-114

Recording Requested by/Mail to:

Name: Neal C. Falk, Esq

Address: 1664 US Hwy 395 N Suite 105

City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: Devin S. Fisse, Trustee

Address: 75-670- Pualena St.

City/State/Zip: Kailua/Kona, HI 96740



SHAWNYNE GARREN, RECORDER

Order Transferring Real Property

Title of Document (required)

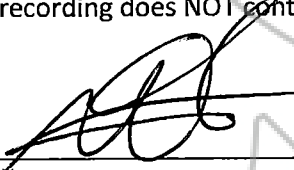
Please complete the Affirmation Statement below:

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)



Signature

Neal C. Falk

Printed Name

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

RECEIVED

JUL 22 2024

**Douglas County
District Court Clerk**

FILED

2024 JUL 22 PM 1:47

**CLERK OF DISTRICT COURTS
BY K. WILFERT DEPUTY**

1 Case No. 2023-PB-00095

2 Dept. II

3 The undersigned hereby affirms this document
4 does not contain personal information

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

7
8 In the Matter of the Estate of:

9
10 SHARON L. SCHMIDT,

11 Deceased.

**ORDER TRANSFERRING REAL
PROPERTY**

12
13 THIS MATTER came before this Court on July 22, 2024, on Personal Representative
14 John Frederick Nelson's ("Personal Representative") Petition for Approval of First and Final
15 Accounting, Approval and Payment of Attorneys' Fees and Costs, and Approval for Final
16 Distribution ("Petition") for the estate of Sharon L. Schmidt.

17 Proper notice of the hearing has been made and proved to the satisfaction of the court. No
18 opposition has been filed. Based upon the pleadings and papers on file herein, evidence presented
19 at the hearing, and good cause appearing therefor,

20 **THE COURT HEREBY FINDS, ORDERS, ADJUDGES AND DECREES:**

21 1. That the following distribution from Decedent's estate by Personal Representative
22 is approved and shall be made forthwith: All rights, title and interest in the real property located at
23 3907 Carter Dr., Wellington, NV 89444 bearing APN 1022-15-001-115 ("REAL PROPERTY"),
24 shall be conveyed to Devin A. Fisse ("Devin"), Successor Trustee of the Fisse Living Trust
25 ("Fisse Trust").

26 2. This conveyance is made as consideration for a compromise of a creditor claim in
27 the amount of \$80,000.00, which was timely filed against Decedent's estate by Fil A. Fisse
28 ("Fil"), who is the brother of Devin and son of Robert Fisse ("Robert") and Margaret A. Fisse

1 (“Margaret”). Fil filed the claim on behalf of the estate or trust estate of his parents, both of whom
2 are deceased. Probate has not been opened for Robert and/or Margaret’s estates.

3 3. Fil’s claim arises from an \$80,000.00 loan his parents made to the Decedent which
4 is memorialized by a promissory note and Deed of Trust dated May 31, 2011 (“Deed of Trust”),
5 recorded as Douglas County Recorder Document Number 0784729. The note was due and
6 payable in full on December 1, 2021.

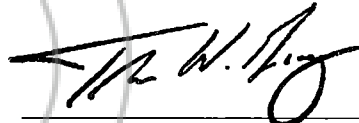
7 4. Robert and Margaret are the original Settlers of the Fisse Trust. They are also the
8 beneficiaries, in their individual capacities, of the Deed of Trust.

9 5. Pursuant to NRS 147.180(1), Personal Representative reached a compromise with
10 Fil on his creditor claim whereby the \$80,000.00 debt is discharged in exchange for transferring
11 title of the REAL PROPERTY to the Fisse Trust.

12 6. On February 22, 2024, the Court entered an Order approving Personal
13 Representative’s compromise on Fil’s claim. In accordance with that Order, Personal
14 Representative is authorized to execute all necessary documents to effectuate the transfer of said
15 REAL PROPERTY.

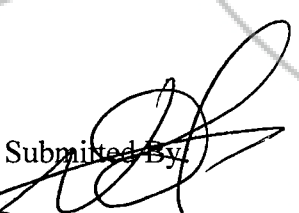
16 7. The Deed of Trust, identified as Douglas County Recorder Document Number
17 0784729, is hereby released, discharged and expunged, and of no further force or effect.

18
19 Dated: July 22 2024




DISTRICT COURT JUDGE

20
21
22 Submitted By:

23 
24 MINDEN LAWYERS, LLC
25 Neal C. Falk, Esq.
26 Attorneys for Petitioner
27 P.O. Box 2860
28 Minden, Nevada 89423
Telephone: 775-782-7171

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 7/22/2024
REBECCA EDWARDS, Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By  Deputy