

Official Record

Recording requested By
DYLAN FREHNER

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$17.00 Page 1 of 4
RPTT: Recorded By: LB
Book- 264 Page- 0518

APN 001-033-06

APN _____

APN _____



0138567

ORDER Appointing Special Administrator
Title of Document

Affirmation Statement

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: _____
(State specific law)

Dylan Frehner _____
Signature Title

Dylan Frehner _____
Print

6/16/2011
Date

Grantees address and mail tax statement:

Julie West
P.O. Box 353
Caveate, Nevada 89008



FILED

Case No.: PR 0407011

2011 JUN 15 PM 1:48

LISA M. DODD
LINCOLN COUNTY CLERK

DEPUTY

**IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA,
IN AND FOR THE COUNTY OF LINCOLN**

IN THE MATTER OF THE
ESTATE OF:

ANGELINE DOROTHY FREE,
Deceased.

**ORDER APPOINTING SPECIAL
ADMINISTRATOR**

A Petition for Appointment of Special Administrator over the estate of ANGELINE DOROTHY FREE (hereinafter "Decedent") has been filed pursuant to NRS 140.010 by Petitioner, JULIE WEST. Based upon the facts set forth in the Petition along with facts presented to the Court, the Court specifically FINDS THAT:

Notice of the Petition has been provided as required in NRS 140.020 to such interested persons as the court deems reasonable;

There may be no assets subject to administration if Decedent's estate is valued under \$100,000;

That the Decedant transferred real property described as:

Lots Thirty One (31) and Thirty Two (32) in Block Forty (40) of the Town of Pioche, as shown on the official plat of Supplement A to said townsite;

by a Deed of Community Property with Right of Survivorship to Kenneth and Susan Adams, as husband and wife as community property with right of survivorship, which Deed was recorded and is of record in the Lincoln County's Recorder's Office as Document No. 110411, Book 132, Pages 422-424. The above reference real property was transferred subject to a Deed of Trust



1 listing the Decedant as a beneficiary pursuant to a Promissory Note and listing First American
 2 Title as the Trustee, which Deed of Trust is recorded in the Lincoln County Recorder's Office as
 3 Document No. 110412, Book 132 Pages 425-427. Kenneth and Susan Adams, as Truators on the
 4 Deed of Trust and pursuant to the Promissory Note, have made monthly payments up through and
 5 including July 1, 2010, and as of said date the remaining balance owed was \$6,009.52. The
 6 balance plus the interest owed (5% per annum) on the loan since July 1, 2010 brings the current
 7 balance and interest owed on the Promissory Note as \$ 6,309.97. The Truators are prepared to
 8 pay off the entire Promissory Note with interest and need to have a deed of re-conveyance issued.

9 That good cause exists for the appointment of a personal representative of the decedent.

10 Good cause appearing,

11 IT IS HEREBY ORDERED that JULIE WEST be appointed as Special Administrator
 12 over the estate of ANGELINE DOROTHY FREE until such time as an administrator or personal
 13 representative is appointed or it is ordered that the estate not be administered upon.

14 IT IS FURTHER ORDERED that no bond will be required and that Letters of Special
 15 Administration be issued to JULIE WEST as Special Administrator.

16 IT IS FURTHER ORDERED that JULIE WEST as Special Administrator shall have all
 17 powers, duties and immunities as set forth in NRS 140.040, including the power to establish bank
 18 accounts in the name of the estate if necessary.

19 IT IS FURTHER ORDERED that JULIE WEST as Special Administrator shall collect the
 20 \$6,309.97 owed on the Promissory Note from Kenneth and Susan Adams on or before July 1,
 21 2011.

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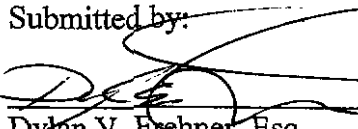
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IT IS FURTHER ORDERED that upon filing a receipt of payment of the \$6,309.97 with the Court that JULIE WEST as Special Administrator is authorized to execute and record a substitution of trustee and a deed of re-conveyence for the benefit of Kenneth and Susan Adams in relation to the real property so listed in the Deed of Trust above mentioned.

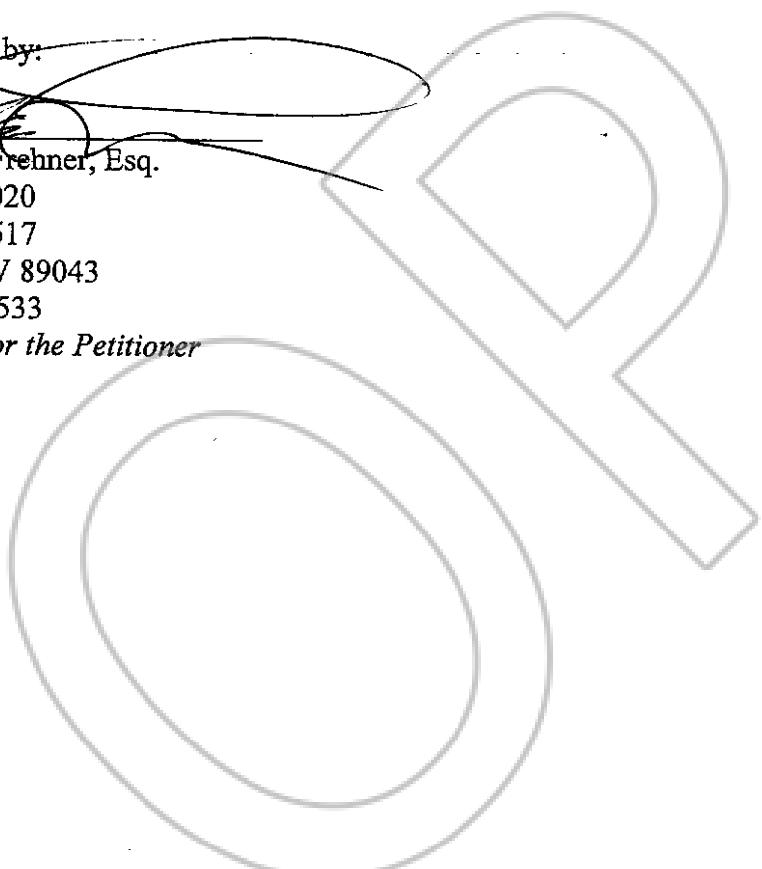
DATED this 10 day of June, 2011.



DISTRICT JUDGE

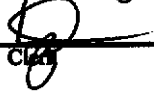
Submitted by:


Dylan V. Frehner, Esq.
Bar No. 9020
P.O. Box 517
Pioche, NV 89043
775-962-5533
Attorney for the Petitioner



This document to which this certificate is attached is a full, true and correct copy of the original, on file and recorded in the County Clerks Office, Pioche Nevada.

In witness whereof, I have hereunto set my hand and affixed the seal of the Seventh Judicial District Court in and for the County of Lincoln, State of Nevada, This 16th day of June 2011



Clerk

Deputy Clerk