

Official Record

Recording requested By
DYLAN FREHNER

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$22.00

Page 1 of 9

RPTT:

Recorded By LB

Book- 264 Page-

0526



0138569

APN 001-033-06

APN _____

APN _____

SUBSTITUTION OR TRUSTEE

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 Atty

Dylan Frehner _____
Print

6/16/2011
Date

Grantees address and mail tax statement:

Kenneth and Susan Adams
P.O. Box 262
Pioche, Nevada 89043



APN: 001-033-06

RETURN RECORDED DEED TO:
Ken and Susan Adams
P.O. Box 262
Pioche, NV 89043

GRANTEE/MAIL TAX STATEMENTS TO:
Same as above.

SUBSTITUTION OR TRUSTEE

WHEREAS, KENNETH and SUSAN ADAMS, husband and wife as joint tenants with full right of survivorship, were the original Trustors, and FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada Corporation, was the original Trustee, and ANGELINE DOROTHY FREE aka ANGIE FREE, a widow, was the original Beneficiary under that certain Deed of Trust dated February 6, 1998, and recorded on February 6, 1998, as File No. 110412, Official Records of Lincoln County, State of Nevada; and

WHEREAS, ANGELINE DOROTHY FREE aka ANGIE FREE is now deceased and her estate which is currently pending before the Seventh Judicial District Court of the State of Nevada in and for the County of Lincoln (hereinafter "District Court") is the present Beneficiary under said Deed of Trust; and

WHEREAS, the District Court Judge has appointed JULIE WEST as special administrator over the Estate of ANGELINE DOROTHY FREE aka ANGIE FREE, which order appointing JULIE WEST as special administrator has been recorded and attached hereto as Exhibit A; and

WHEREAS, Letters of Administration have been issued to JULIE WEST as special administrator of the Estate of ANGELINE DOROTHY FREE aka ANGIE FREE, which letters have been recorded and are attached hereto as Exhibit B; and



WHEREAS the District Court Judge has specifically ordered JULIE WEST as special administrator to collect the outstanding amount due on the promissory note that has been secured by the Deed of Trust above mentioned; and

WHEREAS the District Court Judge has further ordered JULIE WEST as special administrator to file this substitution of trustee along with a full re-conveyance upon payment of the above mentioned promissory note; and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place and stead of said original Trustee hereunder as ordered; and

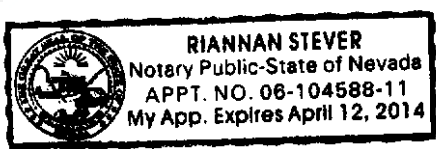
NOW, THEREFORE, the undersigned hereby substitutes JULIE WEST, Special Administrator of the Estate of ANGELINE DOROTHY FREE aka DOROTHY FREE, whose address is P.O. BOX 353, Caliente, Nevada 89008, as Trustee under said Deed of Trust and in place of the original trustee, FIRST AMERICAN TITLE COMPANY OF NEVADA, a Nevada Corporation.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

DATED this 16th day of June, 2011 .

Julie West
JULIE WEST, Special Administrator
Estate of Angeline Dorothy Free, aka Angie Free

STATE OF NEVADA)
: ss.
County of Lincoln)



On June 16th, 2011, before me, a Notary Public in and for said County and State, personally appeared, Julie West, known to me to be the person whose name is described to the within instrument and acknowledged that he executed the same.

Riannan Stever
NOTARY PUBLIC



FILED

Case No.: PR 0407011

2011 JUN 15 PM 1:48

LINCOLN COUNTY CLERK

**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 Trustors 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 Trusotors 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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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 end for the County of Lincoln, State of Nevada, This 16th day of June 2011

Clerk

Deputy Clerk



Case No.:

2011 JUN 16 PM 12: 2

**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:

**LETTERS OF SPECIAL
ADMINISTRATION**

ANGELINE DOROTHY FREE,
Deceased.

On the 16 day of June, 2011, the Seventh Judicial District Court, Lincoln County, State of Nevada appointed JULIE WEST as special administrator of the Decedent's estate. The order includes:

A directive for no bond; and

A directive that the administrator, after being duly qualified, may act and have the authority and duties of special administrator as set forth in NRS 140.040.

A directive that the administrator, collect on or before July 1, 2011 the \$6309.97 owed on the Promissory Note from Kenneth and Susan Adams and secured by a Deed of Trust on the real property described as:

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

A directive that the administrator, upon filing a receipt of payment of the \$6,309.97 with the Court, execute and record a substitution of trustee and a deed of re-conveyence for the benefit of Kenneth and Susan Adams to release the real property listed above as security under the Deed of Trust for payment of the Promissory Note.

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DYLAN V. FREHNER
Attorney at Law
P.O. Box 517
Pioche, Nevada 89043
Telephone (775) 962-5533 Facsimile (775) 549-9586



AFFIRMATION STATEMENT

Pursuant to NRS 239B.030

I, the undersigned, hereby affirm that the attached document, Letters of Special Administration

Filed in case number: PR-0812008

Does Not contain the social security number of any person.

Does contain the social security number of a person as required by:

(State specific law)

Signature

Date

Attorney for: Petitioner Julie West

DYLAN V. FREHNER

Attorney at Law
P.O. Box 517
Pioche, Nevada 89043
Telephone (775) 962-5533 Facsimile (775) 549-9586

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