

**APN: 001-213-05**

EUREKA COUNTY, NV

**2018-235561**

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**07/16/2018 03:28 PM**

GOICOECHEA, DI GRAZIA, COYLE & STANTON, LTD.

LISA HOEHNE, RECORDER

**Recording Requested  
by and Returned To:**

**Name:**

**Goicoechea, Di Grazia,  
Coyle & Stanton, Ltd.**

**Address:**

**530 Idaho Street**

**City/State/Zip:**

**Elko, NV 89801**

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**IN THE MATTER OF THE ESTATE OF:**  
**PARK R. BLAIR**

**LETTERS OF SPECIAL ADMINISTRATION**

**(Title of Document)**

**This cover page must be type or printed.**

**FILED**

2018 MAY 16 PM 2:51

ELKO CO DISTRICT COURT

CLERK \_\_\_\_\_ DEPUTY *[Signature]*

1 CASE NO. PR-PR-18-47

2 DEPT. NO. 1

3 Affirmation: This document does  
4 not contain the social security  
5 number of any person.

6 **IN THE FOURTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**  
7 **IN AND FOR THE COUNTY OF ELKO**

8 **IN THE MATTER OF THE ESTATE OF:**

9 **PARK R. BLAIR,**

10 Deceased.

**LETTERS OF SPECIAL  
ADMINISTRATION**

11  
12 On April 26, 2018, this Court entered its Order appointing GALEN SCHORSCH, as  
13 Special Administrator of Decedent's Estate. That Order, a copy of which is attached hereto,  
14 does not include a directive for the establishment of a blocked account or a directive for the  
15 posting of bond.

16 That Order does include full authority for the Special Administrator to administer the  
17 estate pursuant to the Independent Administration of Estates Act. The Special Administrator  
18 has been duly qualified and may act and as the authority, duties, and all the powers granted to  
19 the Special Administrator pursuant to NRS 143.010 to 143.210, inclusive, and NRS 143.300  
20 to 143.815, inclusive

21 The Special Administrator, after being duly qualified may act and has the authority  
22 and duties of Special Administrator.

23 In testimony of which, I have this date signed these letters and affixed the Seal of the  
24 Court.

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1 DATED: May 16, 2018.

CAROL FOSMO, Elko County Clerk

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4 *Carol Fosmo*  
Deputy Clerk

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DOCUMENT ATTACHED IS A  
TRUE AND CORRECT COPY  
OF THE ORIGINAL ON FILE  
16<sup>th</sup> day of July 20 18  
*Carol Fosmo*  
CLERK



1 CASE NO. PR-PR-18-47

2 DEPT. NO. 1

3 Affirmation: This document does  
4 not contain the social security  
5 number of any person.

FILE  
2018 APR 26 PM 1:55  
ELKO CO DISTRICT COURT  
CLERK \_\_\_\_\_

6 **IN THE FOURTH JUDICIAL DISTRICT COURT**  
7 **OF THE STATE OF NEVADA IN AND FOR THE COUNTY OF ELKO**

8 **IN THE MATTER OF THE ESTATE OF:**

9 **PARK R. BLAIR,**

10 Deceased.

**ORDER APPOINTING SPECIAL  
ADMINISTRATOR AND THE  
ISSUANCE OF SPECIAL LETTERS**

11 **TO THE ABOVE CAPTIONED COURT:**

12 GALEN SCHORSCH, by and through his attorney LAUREN A. LANDA, Esq.,  
13 having filed a PETITION FOR ORDER APPOINTING SPECIAL ADMINISTRATOR  
14 AND THE ISSUANCE OF SPECIAL LETTERS ("Petition"), and on proof having been  
15 made to the satisfaction of the Court, the Court now finds as follows:

- 16 1. Petitioner is a resident of the State of Nevada and resides at the following  
17 address: 812 Hillside Dr. Elko, NV 89801.
- 18 2. Petitioner's relationship to Decedent is: Executor.
- 19 3. Petitioner is over the age of 18 years of age, and has never been convicted  
20 of a felony. Petitioner is qualified under NRS 139.010 to serve as Special Administrator of  
21 the Estate.
- 22 4. A Special Administrator is needed for one or more of the following reasons:  
23  There is a delay in granting letters testamentary or letter of  
24 administration;  
25  Letter have been granted irregularly;  
26  No sufficient bond is filed as required by the court;  
27  No petition has been filed for letters;

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- An executor or administrator has died or has been suspended or removed and the circumstances of the estate require the immediate appointment of a personal representative;
- X There may be no assets subject to administration but good cause exists for the appointment of a personal representative of the decedent; and
- X The following other proper case: that Decedent loaned sums of money to ALPARK PETROLEUM, INC. ("ALPARK"), in his individual name, PARK R. BLAIR, which are secured by Deeds of Trust evidenced by promissory notes of even date therewith in the principal amount of \$1,111,724.55 recorded on the real properties previously owned by ALPARK, specifically Deed of Trust recorded on June 11, 1991, recorded in the office of the Elko County Recorder at book 754, page 896 (Note 1); Deed of Trust in the principal amount \$1,195,446.55 evidenced by "certain Revision of Promissory Note of even date hereof", recorded in the office of the Lander County Recorder at book 369, page 212-18 (Note 2) and in the office of the Eureka County Recorder at book 232, 264-69 (Note 3). The foregoing Deeds of Trust are attached to the Petition as EXHIBIT "A" and incorporated therein by reference.

On the 26<sup>th</sup> day of July, 2006, Decedent executed a "General Assignment" in order to transfer his assets to his Revocable Living Trust, a copy is attached to the Petition as EXHIBIT "B" and incorporated therein by reference. Exhibit "B" to the General Assignment specifically references debts owed by ALPARK and declares that they are thereby assets of the Trust. On March 12, 2010, ALPARK, as Maker, executed a promissory note, and secured a deed of trust in the principal amount of \$2,526,000.00 for the benefit of the PARK. R. BLAIR TRUST, recorded in the office of the Elko County Recorder's Office as Doc #624330 (Note 4), this promissory note has been revised, and the revision has been amended.

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2 Notes 1, 2 and 3 secured by deeds of trust were intended to be replaced  
3 by Note 4 and the corresponding deeds of trust released and reconveyed  
4 or amended, to reflect ownership thereof by the Trust.

5 Petitioner requests the authority of this court to allow Lauren A. Landa,  
6 of Goicoechea, Di Grazia, Coyle & Stanton, Ltd., to substitute in as  
7 Trustee on the Deeds of Trust wherein Decedent is named as the  
8 Beneficiary, specifically, those securing Notes 1, 2, and 3, and to  
9 execute and record a release(s) and reconveyance(s) of those Deeds of  
10 Trust as herein described, the proposed form of which is attached to the  
11 Petition as EXHIBIT "C" and incorporated therein by reference.

12 5. The Decedent died testate, a copy of the Last Will and Testament of Park  
13 R. Blair is attached to the Petition as EXHIBIT "D" and incorporated therein by reference.

14 6. That appointment of a Special Administrator be made at chambers without  
15 notice for the following reasons: Notes 1, 2, and 3 have a zero value. Further, the  
16 Assignment shows intent to assign the amount owed to the Trust and Special  
Administration is required to clear title.

17 7. Decedent died on March 29, 2014. A copy of a Certified copy of his death  
18 certificate is attached to the Petition as EXHIBIT "E" and incorporated therein by  
19 reference.

20 8. The names, ages, and residences of the heirs, next of kin, legatees, and  
21 devisees of Decedent, so far are known to Petitioner are:

<i>Name</i>	<i>Age</i>	<i>Relationship</i>	<i>Address</i>
PARK R. BLAIR TRUST AND AMENDED AND RESTATED TRUST AGREEMENT		Will Beneficiary	Galen Schorsch, Successor Trustee 812 Hillside Dr. Elko, NV 89801
DALE BLAIR	Adult	Surviving Spouse; Trust Beneficiary	c/o Robyn Anthony and Pamela Williams, Attorneys-in-Fact 468 Smokey Pl. Spring Creek, NV 89815

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1 14. Before letters are issued, Petitioner should take the usual oath of office.

2 15. If letters testamentary or letters of administration are granted, the powers of  
3 the Special Administrator should cease, and the Special Administrator should immediately  
4 deliver to the executor or administrator all the property and effects of the Decedent in the  
5 possession of the Special Administrator and the executor or administrator should prosecute  
6 to final judgment any action commenced by the special administrator.

7 16. The Special Administrator should render an account, under oath, of the  
8 proceedings in like manner as other administrators are required to do, but if Petitioner is  
9 appointed the succeeding administrator or the executor, the accounting otherwise due from  
10 Petitioner may be included in the first accounting as administrator or executor.

11 17. That the Special Administrator be granted with the authority to direct  
12 Lauren A. Landa, of Goicoechea, Di Grazia, Coyle & Stanton, Ltd., to substitute in as  
13 Trustee on the Deeds of Trust wherein Decedent is named as the Beneficiary, specifically,  
14 those securing Notes 1, 2, and 3, and to execute and record a release and reconveyance of  
15 those Deeds of Trust as herein described and authority to execute and record said  
16 documents, without further notice to the heirs or further Order of this Court.

17 **IT IS THEREFORE ORDERED AND DECREED THAT:**

18 1. Petitioner is appointed as Special Administrator, and granted with Letters  
19 of Special Administration, at chambers, on the above terms and conditions, which shall  
20 include the powers granted to general personal representatives pursuant to NRS 143.010 to  
21 143.210, inclusive, and with full authority to administer Decedent's estate pursuant to NRS  
22 143.300 to 143.815.

23 2. Upon issuance of the Letters of Special Administration, the Special  
24 Administrator is hereby granted with the authority to direct Lauren A. Landa, of  
25 Goicoechea, Di Grazia, Coyle & Stanton, Ltd., to substitute in as Trustee on the Deeds of  
26 Trust wherein Decedent is named as the Beneficiary, specifically, those securing Notes 1,  
27 2, and 3, and to execute and record a release and reconveyance of those Deeds of Trust as  
herein described, without further notice to the heirs or Order of this Court.

3. Notice to the heirs listed above is hereby waived.



DATED April 26, 2018

Nancy Porter  
DISTRICT JUDGE

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16 day of MAY, 2018

Carol Joanne

CLERK