

1                   **IN THE SUPREME COURT OF THE STATE OF NEVADA**

2   LYNITA SUE NELSON,  
3   INDIVIDUALLY, AND IN HER  
4   CAPACITY AS INVESTMENT  
5   TRUSTEE OF THE LYNITA S.  
6   NELSON NEVADA TRUST DATED  
7   MAY 30, 2001,

8                   Petitioner,

9                   v.

10   EIGHTH JUDICIAL DISTRICT  
11   COURT OF THE STATE OF  
12   NEVADA, FAMILY DIVISION,  
13   CLARK COUNTY; THE  
14   HONORABLE FRANK P.  
15   SULLIVAN,

16                   Respondents,

17   ERIC L. NELSON, INDIVIDUALLY,  
18   AND IN HIS CAPACITY AS  
19   INVESTMENT TRUSTEE OF THE  
20   ERIC L. NELSON NEVADA TRUST,  
21   DATED MAY 30, 2001, and MATT  
22   KLABACKA, DISTRIBUTION  
23   TRUSTEE OF THE ERIC L.  
24   NELSON NEVADA TRUST, DATED  
25   MAY 30, 2001.

26                   Real Parties in Interest.

) Supreme Court Case No.:

)  
) District Ct. Case No. 20175373 p.m.  
)  
) Electronically Filed  
) Elizabeth A. Brown  
) Clerk of Supreme Court

27                   **SUPPLEMENTAL APPENDIX TO PETITION FOR WRIT OF**  
28                   **MANDAMUS OR OTHER EXTRAORDINARY RELIEF**  
                                  **VOLUME I**

29   THE DICKERSON KARACSONYI LAW GROUP  
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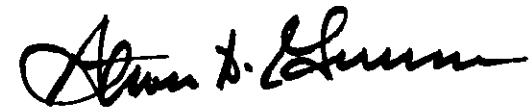
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CLERK OF THE COURT

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2 THE DICKERSON LAW GROUP  
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13 Attorneys for Defendant/Counterclaimant  
14 LYNITA SUE NELSON  
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19

10  
11 DISTRICT COURT  
12 FAMILY DIVISION  
13 CLARK COUNTY, NEVADA

14 ERIC L. NELSON,  
15 Plaintiff/Counterdefendant,  
16 v.  
17 LYNITA SUE NELSON,  
18 Defendant/Counterclaimant.  
19

CASE NO. D-09-411537-D  
DEPT NO. "O"

20 ORDER

21 This matter coming on for hearing on this 4th day of April 2011, before the  
22 Honorable Judge Frank P. Sullivan, for further proceedings on the appointment of the  
23 Court's forensic accountant resulting from this Court's March 2, 2011 hearing; on  
24 Defendant's MOTION FOR ORDER TO SHOW CAUSE WHY PLAINTIFF  
25 SHOULD NOT BE HELD IN CONTEMPT FOR MULTIPLE VIOLATIONS OF  
26 COURT'S APRIL 16, 2010 ORDER, FOR PLAINTIFF TO BE ADMONISHED TO  
27 COMPLY WITH THE COURT'S ORDERS, FOR FEES AND COSTS, AND FOR  
28 OTHER RELATED RELIEF and Plaintiff's OPPOSITION TO ORDER TO SHOW

1 CAUSE AND COUNTERMOTION FOR CONTEMPT and relatedly Case T-11-  
2 131443, with ROBERT P. DICKERSON, ESQ., of THE DICKERSON LAW GROUP,  
3 appearing on behalf of Defendant, LYNITA NELSON, and Defendant being present;  
4 and DAVID A. STEPHENS, ESQ., of STEPHENS, GOURLEY & BYWATER, P.C.,  
5 appearing on behalf of Plaintiff, ERIC NELSON, and Plaintiff being present; and the  
6 Court having reviewed the pleadings and papers on file herein, and having heard the  
7 arguments of counsel and the parties, and good cause appearing, issues the following  
8 orders:

9 IT IS HEREBY ORDERED ADJUDGED and DECREED that LARRY  
10 BERTSCH, CPA and NICHOLAS MILLER, CFE are appointed by this Court to  
11 perform a forensic accounting intended to provide the Court with an accurate  
12 evaluation of the parties' estate. Counsel for the parties are to meet separately with the  
13 Court appointed experts and confirm the areas they desire the experts to review during  
14 their evaluation.

15 IT IS FURTHER ORDERED that LARRY BERTSCH, CPA and NICHOLAS  
16 MILLER, CFE are entitled to all information concerning the parties' "Mississippi"  
17 assets, including information relating to the parties' interest in the Silver Slipper casino  
18 operations and may contact and speak with Paul Alanis and any other individual with  
19 knowledge of and information pertaining to the "Mississippi" assets.

20 IT IS FURTHER ORDERED that Plaintiff, ERIC L. NELSON, shall pay the  
21 initial retainer fees required by Mr. Bertsch and Mr. Miller to perform their evaluation.

22 IT IS FURTHER ORDERED that Mr. Bertsch and Mr. Miller shall provide the  
23 Court with an initial written report, in camera, by June 10, 2011.

24 IT IS FURTHER ORDERED that this matter is set for a Status Check for the  
25 issuance of an initial report by Mr. Bertsch and Mr. Miller on July 11, 2011 at 9:00  
26 a.m.

27 IT IS FURTHER ORDERED that this Court will address the issues of attorneys  
28 fees and retroactive spousal support at the July 11, 2011 return hearing.

1 IT IS FURTHER ORDERED that any monies received by Plaintiff, ERIC L.  
2 NELSON or any entity owned or controlled by Mr. Nelson, related to his ownership  
3 interest in the Silver Slipper Casino/Dynasty Development Group, LLC, shall be  
4 immediately turned over to his counsel, David Stephens, Esq., to be placed into and  
5 held by Mr. Stephens' in an interest bearing attorney trust account.

6 IT IS FURTHER ORDERED that the Court will consider appointment of a  
7 receiver at the July 11, 2011 return hearing following a review of Mr. Bertsch and Mr.  
8 Miller's report.

9 Following evidentiary proceedings on Defendant's Motion for Order to Show  
10 Cause, the Court FINDS that Plaintiff's testimony as to the incident on March 8, 2011  
11 is not credible. The Court further FINDS that there has been a willful violation of the  
12 existing protective order by Plaintiff. Therefore,

13 IT IS FURTHER ORDERED that with respect to the protective order issued in  
14 Case T-11-131443, the TPO previously extended to September 2, 2011 is hereby  
15 modified to read that Defendant, ERIC L. NELSON, is not allowed at any of the  
16 children's upcoming sporting events until further order. All other prior orders of this  
17 Court in Case T-11-131443 remain in effect as previously stated.

18 IT IS FURTHER ORDERED that as Plaintiff is found to be in contempt of  
19 court for the March 8, 2011 event wherein he was sitting in the general vicinity of the  
20 Plaintiff and had parked his vehicle nose to nose with her vehicle, both of which are  
21 found to be violations of the existing protective order, Plaintiff is sentenced to ten (10)  
22 days in the Clark County Detention Center. Said sentence is suspended pending

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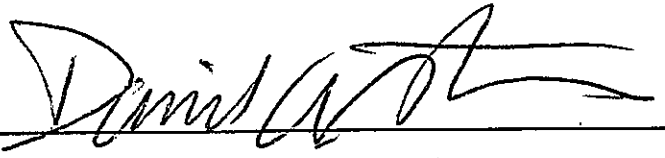
1 further Order of the Court. Plaintiff is admonished and warned that any further  
2 violation of this Court's orders will result in a sentence of twenty-five (25) days  
3 incarceration.

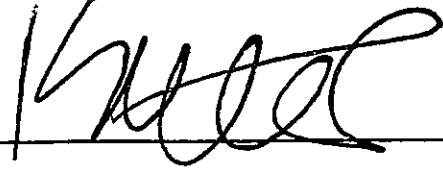
4 DATED this 6 day of June, 2011.

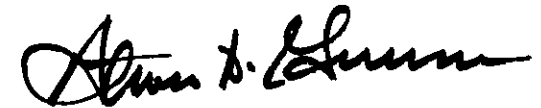
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DISTRICT COURT JUDGE  FRANK P. SULLIVAN

7 Approved as to Form and Content:  
8 STEPHENS GOURLEY & BYWATER

Submitted by:  
THE DICKERSON LAW GROUP

9 By   
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By   
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KATHERINE L. PROVOST, ESQ.  
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Attorneys for Defendant



CLERK OF THE COURT

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DISTRICT COURT  
FAMILY DIVISION

CLARK COUNTY, NEVADA

9  
10  
11  
12 ERIC L. NELSON,  
13  
Plaintiff/Counterdefendant,  
14 v.  
15 LYNITA SUE NELSON,  
16 Defendant/Counterclaimant.

CASE NO. D-09-411537-D  
DEPT NO. "O"

17 ERIC L. NELSON NEVADA TRUST  
18 dated May 30, 2001, and LSN NEVADA  
TRUST dated May 30, 2001,

NOTICE OF APPEAL

19 Necessary Parties (joined in this  
20 action pursuant to Stipulation and  
21 Order entered on August 9, 2011)

22 MATT KLABACKA, as Distribution Trustee  
23 of the ERIC L. NELSON NEVADA TRUST  
dated May 30, 2001,

24 Counterclaimant and Crossclaimant,  
25 v.

26 LYNITA SUE NELSON and ERIC  
NELSON,

27 Purported Cross-Defendant and  
28 Counterdefendant,

1 LYNITA SUE NELSON,  
2 Counterclaimant, Cross-Claimant,  
3 and/or Third Party Plaintiff,  
4 v.  
5 ERIC L. NELSON, individually and as the  
6 Investment Trustee of the ERIC L. NELSON  
7 NEVADA TRUST dated May 30, 2001; the  
8 ERIC L. NELSON NEVADA TRUST dated  
9 May 30, 2001; MATT KLABACKA,  
10 Distribution Trustee of the ERIC L.  
NELSON NEVADA TRUST dated  
May 30, 2001,  
Counterdefendant, and/or  
Cross-Defendants, and/or  
Third Party Defendants.

11  
12 **NOTICE OF APPEAL**

13 NOTICE IS HEREBY GIVEN that Defendant/Counterclaimant, LYNITA SUE  
14 NELSON, Individually and as Investment Trustee of the LSN NEVADA TRUST, dated  
15 May 30, 2001, hereby appeals to the Supreme Court of the State of Nevada from the  
16 following judgments and orders: (1) Order Regarding Transfer of Property and  
17 Injunctions, entered September 18, 2014 (2) Order from July 22, 2013 Hearing on  
18 Lynita Nelson's Motion to Amend or Alter Judgment, for Declaratory and Related  
19 Relief, entered September 6, 2013 (3) Order Determining Disposition of Dynasty  
20 Development Management, Inc. aka Wyoming Downs, entered on September 18, 2014;  
21 (4) Decree of Divorce, entered June 3, 2013; (5) Order from February 23, 2012 Hearing  
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1 Partially Granting ELN Trust's Motion to Dismiss Third-Party Complaint Without  
2 Prejudice, entered August 29, 2012; and (6) Findings of Fact and Order, entered July  
3 11, 2012.

4 DATED this 3<sup>rd</sup> day of November, 2014.

5 THE DICKERSON LAW GROUP

6 By Josef Karacsonyi  
7 ROBERT P. DICKERSON, ESQ.  
8 Nevada Bar No. 000945  
9 JOSEF M. KARACSONYI, ESQ.  
10 Nevada Bar No. 010634  
11 KATHERINE L. PROVOST, ESQ.  
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14 Las Vegas, Nevada 89134  
15 Attorneys for LYNITA SUE NELSON  
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CERTIFICATE OF SERVICE

Pursuant to NRCP 5(b), I certify that I am an employee of THE DICKERSON LAW GROUP, and that on this 3<sup>rd</sup> day of November, 2014, I caused the above and foregoing document entitled NOTICE OF APPEAL to be served as follows:

☒ pursuant to EDCR 8.05(a), EDCR 8.05(f), NRCP 5(b)(2)(D) and Administrative Order 14-2 captioned "In the Administrative Matter of Mandatory Electronic Service in the Eighth Judicial District Court," by mandatory electronic service through the Eighth Judicial District Court's electronic filing system;

☒ by placing same to be deposited for mailing in the United States Mail, in a sealed envelope upon which first class postage was prepaid in Las Vegas, Nevada;

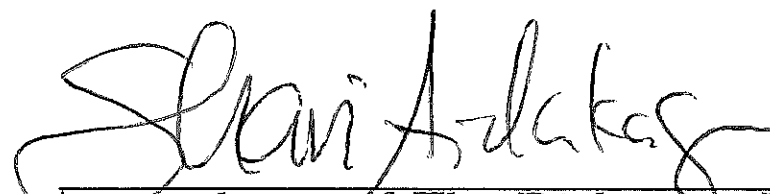
☐ pursuant to EDCR 7.26, to be sent via facsimile, by duly executed consent for service by electronic means;

☐ by hand-delivery with signed Receipt of Copy.

To the attorney(s) listed below at the address, email address, and/or facsimile number indicated below:

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Attorneys for Distribution Trustee of the ELN Trust



An employee of The Dickerson Law Group



**133 Nev., Advance Opinion 24**  
**IN THE SUPREME COURT OF THE STATE OF NEVADA**

MATT KLABACKA, DISTRIBUTION  
TRUSTEE OF THE ERIC L. NELSON  
NEVADA TRUST DATED MAY 30, 2001,  
Appellant/Cross-Respondent,

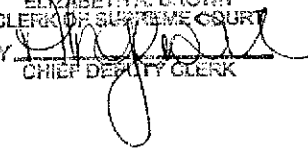
vs.

LYNITA SUE NELSON,  
INDIVIDUALLY AND IN HER  
CAPACITY AS INVESTMENT  
TRUSTEE OF THE LSN NEVADA  
TRUST DATED MAY 30, 2001; AND  
ERIC L. NELSON, INDIVIDUALLY  
AND IN HIS CAPACITY AS  
INVESTMENT TRUSTEE OF THE  
ERIC L. NELSON NEVADA TRUST  
DATED MAY 30, 2001,  
Respondents/Cross-Appellants.

No. 66772

**FILED**

MAY 25 2017

ELIZABETH A. BROWN  
CLERK OF SUPREME COURT  
BY   
CHIEF DEPUTY CLERK

MATT KLABACKA, AS DISTRIBUTION  
TRUSTEE OF THE ERIC L. NELSON  
NEVADA TRUST DATED MAY 30, 2001,  
Appellants,

vs.

ERIC L. NELSON; LYNITA SUE  
NELSON, INDIVIDUALLY; AND LSN  
NEVADA TRUST DATED MAY 30, 2001,  
Respondents.

No. 68292

Consolidated appeal and cross-appeal from a decree of divorce  
and appeal from findings of fact and conclusions of law modifying a divorce  
decree. Eighth Judicial District Court, Family Court Division, Clark  
County; Frank P. Sullivan, Judge.

*Affirmed in part, vacated in part, and remanded.*

Solomon Dwiggins & Freer, Ltd., and Jeffrey P. Luszeck and Mark A. Solomon, Las Vegas,  
for Matt Klabacka, distribution trustee of the Eric L. Nelson Nevada Trust.

Dickerson Law Group and Josef M. Karacsonyi, Robert P. Dickerson, and Katherine L. Provost, Las Vegas,  
for Lynita Sue Nelson, individually and in her capacity as investment trustee of the LSN Nevada Trust.

Rhonda K. Forsberg, Chtd., and Rhonda K. Forsberg, Henderson,  
for Eric L. Nelson, individually and in his capacity as investment trustee of the Eric L. Nelson Nevada Trust.

---

BEFORE THE COURT EN BANC.

*OPINION*

By the Court, GIBBONS, J.:

These appeals involve a divorce and a division of assets held in self-settled spendthrift trusts owned by the former husband and wife. Suffice it to say, the parties have substantial trust issues. Ten years into their marriage, Eric and Lynita Nelson signed a separate property agreement (the SPA) that transmuted their property into separate property and placed that property into the parties' respective separate property trusts. Later, the parties converted those trusts into self-settled spendthrift trusts (SSSTs) and funded them with their respective separate property. The SSSTs were, respectively, the Eric L. Nelson Nevada Trust (Eric's Trust) and the Lynita S. Nelson Nevada Trust (Lynita's Trust). In 2009, the parties began divorce proceedings and subsequently added the

SSSTs as necessary parties. Issues presented within the divorce proceedings bring us to the instant appeals.

We conclude (1) the family court has subject-matter jurisdiction over the trust-related claims in the Nelsons' divorce; (2) the SPA and SSSTs are valid and unambiguous; (3) the district court erred in considering parol evidence to determine the parties' intent behind the SPA and SSSTs; (4) the district court erred in equalizing the trust assets; (5) the district court erred in ordering Eric's personal obligations to be paid by Eric's Trust; (6) the district court did not err in awarding Lynita a lump sum alimony award of \$800,000, but erred insofar that the alimony was awarded against Eric's Trust, and not Eric in his personal capacity; (7) the district court erred in making findings of unjust enrichment after the claim was dismissed; (8) the constructive trusts placed over the Russell Road and Lindell properties should be vacated; and (9) the June 8, 2015, order should be vacated to the extent it enforces or implements portions of the divorce decree relating to assets in Eric's Trust and Lynita's Trust and affirmed in all other respects.

Given the complexity of the divorce decree (the decree), we conclude that (1) the dissolution of marital bonds between Eric and Lynita is affirmed, (2) the district court's alimony award is affirmed in part but vacated to the extent it is awarded against Eric's Trust instead of Eric in his personal capacity, (3) the district court's child support award is affirmed in part but vacated to the extent it is awarded against Eric's Trust instead of Eric in his personal capacity, (4) all other portions of the decree are vacated, (5) the June 8, 2015, order, is vacated to the extent it enforces or implements portions of the divorce decree relating to assets in Eric's Trust and Lynita's Trust and affirmed in all other respects, and

(6) the case is remanded to the district court for further proceedings consistent with this opinion.

### *FACTS AND PROCEDURAL HISTORY*

#### *The SPA*

In 1993, Eric and Lynita entered into the SPA in order to transmute the family's community assets into the parties' respective separate property. The SPA equally divided the parties' assets into two separate property trusts. Both parties consulted counsel prior to signing the document, and Lynita consulted additional outside counsel prior to her signing.

In relevant part, the SPA states that "the parties hereto desire to split the community estate into the sole and separate property of each spouse in accordance with and for the purposes contained in NRS 123.130 through 123.170, inclusive." Additionally, the SPA provides that "[t]he [p]arties agree that [the SPA] shall be controlling in determining the ownership of each party's property regardless of the manner in which the property was previously held or titled, acquired through capital or personal efforts, or whether the property is real, personal or any variation thereof."

#### *The SSSTs*

In 2001, Eric and Lynita converted their separate property trusts into Eric's Trust and Lynita's Trust, respectively, and funded the SSSTs with the separate property contained within the separate property trusts. The trust agreements for Eric's Trust and Lynita's Trust are nearly identical. Both trust agreements are in writing and establish an irrevocable trust. Each trust has a spendthrift provision that provides, in relevant part:

No property (income or principal) distributable under this Trust Agreement, . . . shall be subject to anticipation or assignment by any beneficiary, or to attachment by or of the interference or control of any creditor or assignee of any beneficiary, or be taken or reached by any legal or equitable process in satisfaction of any debt or liability of any beneficiary, and any attempted transfer or encumbrance of any interest in such property by any beneficiary hereunder shall be absolutely and wholly void.

Both trust agreements named Lana Martin, a Nevada resident, as the initial distribution trustee.<sup>1</sup> The parties' respective trusts give them the right to veto any distribution and require that the distribution trustee provide ten days' notice of any impending distribution.

The parties named themselves as the investment trustee for their respective trusts. Pursuant to Section 11.14 of the trust agreements,

the "Investment Trustee(s)" shall at all times have the exclusive custody of the entire Trust estate and shall be the legal owner of the Trust estate. The title to Trust properties need not include the name of the Distribution Trustee, and all Trustee powers . . . may be effected under the sole and exclusive control of the Investment Trustees, subject to the requirements for authorization of distributions to Trustor . . . .

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<sup>1</sup>There have been several distribution trustees for the trusts since 2001. Appellant Matt Klabacka was acting in that capacity when the first notice of appeal was filed.

Many transfers of property occurred between the trusts between 2001 and 2009, most of which were gifts from one trust to the other.

*Initial divorce proceeding*

Eric filed for divorce in 2009. During the initial stages of trial, Eric testified that the SPA and trust agreements were signed in an effort to protect the parties' assets from creditors and that much of the property contained within the trusts was community property. After six days of trial, the SSSTs were added to the divorce action as necessary parties. Lynita then filed an amended complaint against Eric's Trust and its former distribution trustees alleging various torts. Eric's Trust moved to dismiss Lynita's tort claims. The district court dismissed nearly all of the tort claims, including unjust enrichment and breach of fiduciary duty. Additionally, the district court denied the motion to dismiss as to several of Lynita's other claims against Eric and Eric's Trust, including constructive trust.

During the trial, Eric's Trust retained an expert certified public accountant to analyze the trust accounting for both SSSTs. The expert "found no evidence that any community property was transferred to [Eric's Trust] or that any community property was commingled with the assets of [Eric's Trust]." The district court, noting the expert's financial relationship with Eric and the expert's purportedly unreliable testimony, found the expert's report and testimony to be of little probative value.

*Decree of divorce*

On June 3, 2013, the district court issued the decree. The district court found that the SPA was valid and the parties' SSSTs were validly established and funded with separate property. The district court

kept Eric's Trust and Lynita's Trust intact for creditor-protection purposes. However, the district court noted "the [c]ourt could [have] invalidate[d] both Trusts" under theories of constructive trust or unjust enrichment based on Eric's extensive testimony regarding the community nature of the assets held by each trust, the breaches of Eric's fiduciary duties, and the lack of trust formalities.

Additionally, the district court found "that the testimony of the parties clearly established that the intent of creating the spendthrift trusts was to provide maximum protection from creditors and was not intended to be a property settlement in the event that the parties divorced." The district court based these findings, in large part, on testimony that purportedly established: (1) the parties intended to occasionally "*level off the trusts*," (2) the trust assets had become community property through Eric's comingling, (3) Lynita had delegated her role as investment trustee to Eric, and (4) an oral transmutation agreement occurred between the parties to transmute the separate property back into community property.

In addition to the dissolution of marriage, the district court ordered: (1) an equalization of \$8.7 million in total trust assets to remain in or be transferred into each trust, (2) the Brianhead cabin property to be divided equally between the trusts, (3) the interest in the Russell Road property and its note/deed for rents and taxes be divided equally between the trusts, (4) Eric's Trust to use the distribution of \$1.5 million from a previously enjoined trust account to pay Lynita spousal support in a lump sum of \$800,000, (5) Eric's Trust to pay Lynita child support arrears; (6) Eric's Trust to pay Lynita's attorney fees, (7) Eric's Trust to pay expert

fees, and (8) Eric to pay child support for each child and half of the private school tuition for his daughter.

*Constructive trusts: Eric's purported breach of fiduciary duty and unjust enrichment*

The district court found that Lynita delegated her role as investment trustee to Eric and that Eric had acted as the de facto investment trustee since the inception of Lynita's Trust. The district court reasoned that, because Eric acted in such a capacity, his actions involving the transfer of property between the trusts and his various corporate entities amounted to a breach of fiduciary duty. Further, the district court reasoned this breach of fiduciary duty resulted in transfers of property that unjustly enriched Eric. This finding of unjust enrichment led to the district court imposing constructive trusts over two properties held within the SSSTs—the Lindell property and the Russell Road property.

*Wyoming Downs and the June 8, 2015, order*

The decree disposed of all property, with the exception of Wyoming Downs, an asset purchased during the pendency of the divorce.<sup>2</sup> A corporate entity owned by Lynita's Trust loaned Eric's Trust money toward the purchase price of Wyoming Downs, and Eric's Trust subsequently purchased the property. Eric testified this loan was paid back. The district court noted it was "without sufficient information" to

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<sup>2</sup>Eric's Trust petitioned this court for writ relief stemming from the decree on June 21, 2013, and July 9, 2013. We ultimately dismissed both petitions, noting that an appeal would be available to all parties upon the disposition of Wyoming Downs. *See Harber v. Eighth Judicial Dist. Court*, Docket Nos. 63432/63545 (Order Denying Petitions for Writs of Prohibition, May 23, 2014).



make a determination regarding the disposition of Wyoming Downs at the time it issued the decree, and therefore, did not make any findings or decisions as to the disposition of the property in the decree. On September 22, 2014, the district court disposed of Wyoming Downs, thereby making its judgment final. Eric and Eric's Trust subsequently filed their first notice of appeal.

Following the first notice of appeal, Lynita filed a motion with the district court to enforce the decree. Specifically, Lynita sought a court order mandating Eric or Eric's Trust to disclose certain documents and rent payments for, among other things, the Lindell and Russell Road properties. On June 8, 2015, the district court ordered Eric and Eric's Trust to pay the additional monies to Lynita pursuant to her motion to enforce the decree (the June 8, 2015, order). Eric's Trust also appealed the June 8, 2015, order, filing the second notice of appeal.

### *DISCUSSION*

#### *Subject-matter jurisdiction of district court to hear trust-related claims*

As a preliminary matter, Eric's Trust argues the family court in which he initiated the divorce lacked subject-matter jurisdiction over the trust-related claims brought during the divorce. We disagree.

Subject matter jurisdiction is a question of law we review de novo. *Ogawa v. Ogawa*, 125 Nev. 660, 667, 221 P.3d 699, 704 (2009). "[I]f the district court lacks subject matter jurisdiction, the judgment is rendered void." *Landreth v. Malik*, 127 Nev. 175, 179, 251 P.3d 163, 166 (2011).

Eric's Trust contends the family court lacked jurisdiction to hear the trust-related claims in the divorce and that the claims should have instead been heard by a probate judge. Eric's Trust argues that the

trust claims were “a proceeding commenced pursuant to” NRS Title 12 (Wills and Estates of Deceased Persons) or Title 13 (Guardianships; Conservatorships; Trusts), which Eric’s Trust argues are under the exclusive jurisdiction of the probate court, citing NRS 166.120 and NRS 164.015(1) to support this proposition. NRS 166.120(2) provides in part:

Any action to enforce [a spendthrift trust] beneficiary’s rights, to determine if the beneficiary’s rights are subject to execution, to levy an attachment or for any other remedy must be made only in a proceeding commenced pursuant to . . . NRS 164.010, if against a nontestamentary trust. A court has exclusive jurisdiction over any proceeding pursuant to this section.

Additionally, under NRS 164.015(1), “[t]he court has exclusive jurisdiction of proceedings initiated by the petition of an interested person concerning the internal affairs of a nontestamentary trust.” As used in both statutes, “court” is defined as “a district court of this State sitting in probate or otherwise adjudicating matters pursuant to this title.” NRS 132.116; *see also* NRS 164.005 (applying NRS 132.116 to trust proceedings under Title 13).

We conclude that this case was not initiated for the purpose of enforcing or determining a spendthrift beneficiary’s rights under NRS 164.120(2) or determining the internal affairs of a nontestamentary trust under NRS 164.015(1). Rather, the case was initiated as a divorce proceeding under NRS Chapter 125. Whether a family court has subject-matter jurisdiction in divorce proceedings involving issues outside the

scope of NRS 3.223<sup>3</sup> has been firmly decided by this court. In *Landreth*, this court held a “district court judge sitting in the family court division did not lack the power and authority to dispose of [a] case merely because it involved a subject matter outside the scope of NRS 3.223.” 127 Nev. at 180-81, 251 P.3d at 167. The claims at issue here are no different. Accordingly, we reach the same result as we did in *Landreth*—we conclude that the family court had subject-matter jurisdiction over all claims brought in the Nelsons’ divorce, including those relating to property held within the SSSTs.

*Validity of the SPA/SSSTs*

Next, we examine the validity of the SPA and the SSST agreements. “When the facts in a case are not in dispute, contract interpretation is a question of law, which this court reviews de novo.” *Lehrer McGovern Bovis, Inc. v. Bullock Insulation, Inc.*, 124 Nev. 1102, 1115, 197 P.3d 1032, 1041 (2008). Both the SPA and the parties’ respective SSSTs were signed, written agreements. We hold the written instruments at issue here are all valid and the terms therein are unambiguous.

*The SPA is a valid transmutation agreement*

The parties contest the validity of the SPA, and Lynita argues the parties understood and intended the SPA would have no effect in the event of divorce. We conclude the SPA is a valid transmutation agreement, and the plain terms of the SPA indicate it remains in effect during divorce.

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<sup>3</sup>The powers of family courts are enumerated in NRS 3.223.

NRS 123.220(1) provides that “[a]ll property, other than [separate property outlined] in NRS 123.130, acquired after marriage by either husband or wife, or both, is community property *unless otherwise provided by . . . [a]n agreement in writing between the spouses.*” (Emphasis added.) Additionally, “[w]here a written contract is clear and unambiguous on its face, extraneous evidence cannot be introduced to explain its meaning.” *Kaldi v. Farmers Ins. Exch.*, 117 Nev. 273, 281, 21 P.3d 16, 21 (2001) (internal quotation marks omitted). “Extrinsic or parol evidence is not admissible to contradict or vary the terms of an unambiguous written instrument, since all prior negotiations and agreements are deemed to have been merged therein.” *Frei v. Goodsell*, 129 Nev. 403, 409, 305 P.3d 70, 73 (2013) (internal quotation marks omitted).

We conclude the SPA is a valid transmutation agreement and that the parties’ community property was converted into separate property. The terms of the SPA are clear and unambiguous: the parties agree “to split the community estate into the sole and separate property of each spouse.” Lynita argues that, despite these plain terms, the parties intended for the property to remain community property. Lynita’s argument fails because, as discussed above, it relies on extraneous evidence—a purported agreement between the parties not contained within the four corners of the SPA—that would contradict the unambiguous language of the SPA. Both parties were apprised of the legal consequences of the agreement by their attorney. Additionally, Lynita had her own outside counsel review the agreement prior to signing and provide additional legal advice regarding the consequences of the SPA. Therefore, we conclude the SPA was valid, and the parties’ property

was validly separated into their respective separate property trusts at that time.

*The parties' respective SSSTs are valid*

Lynita argues the district court erred in finding the SSSTs to be validly created under NRS Chapter 166. Lynita contends the trusts should be invalidated because "testimony and evidence presented at trial conclusively established that [Eric's Trust] and [Lynita's Trust] were not valid trusts." We disagree.

For the reasons set forth below, we hold the SSSTs are valid and the trusts were funded with separate property stemming from a valid separate property agreement. Additionally, we conclude the district court had substantial evidence to make its finding of fact and, thus, did not err in finding the parties' SSSTs to be validly created.

*Requirements of a valid SSST in Nevada*

No specific language is necessary to create a spendthrift trust. NRS 166.050. A spendthrift trust is created "if by the terms of the writing (construed in the light of [NRS Chapter 166] if necessary) the creator manifests an intention to create such a trust." *Id.* In addition to the spendthrift requirements, to create a valid SSST, NRS 166.015(2)(a) requires the settlor to name as trustee a person who is a Nevada resident. Further, NRS 166.040(1)(b) provides that the SSST must (1) be in writing, (2) be irrevocable, (3) not require that any part of the trust's income or principal be distributed to the settlor, and (4) not be "intended to hinder, delay or defraud known creditors."

*Validity of Eric's Trust and Lynita's Trust*

To determine the validity of the trusts, one must first look to the words of the trust agreement to determine if the settlor had the intent

to create a spendthrift trust. 76 Am. Jur. 2d *Trusts* § 29 (2016). Accordingly, “courts look first and foremost to the language in the trust and interpret that language to effectuate the intent of the settlors.” *Id.* If a trust’s language is plain and unambiguous, then courts determine intent from this language alone. *Id.* § 30.

On the contrary, if the meaning of the writing is uncertain, incomplete, or ambiguous, parol evidence of the circumstances is admissible to determine the settlor’s intent. Restatement (Third) of *Trusts* § 21 cmt. a (Am. Law Inst. 2003). However, “parol evidence is not admissible to contradict or vary the terms of an unambiguous written instrument.” *Frei*, 129 Nev. at 409, 305 P.3d at 73.

A plain reading of the written terms of Eric’s Trust agreement reveals the following: Eric’s Trust has a spendthrift provision, manifesting a plain and unambiguous intent to create a spendthrift trust, in accordance with NRS 166.050; Eric’s Trust names Lana Martin, a Nevada resident, as distribution trustee, satisfying NRS 166.015(2)(a); the trust agreement is in writing, and the trust is irrevocable; and there is no requirement that any part of the trust’s income or principal be distributed to the settlor. Finally, there is no evidence that the trust was created to hinder, delay, or defraud known creditors. Thus, we hold Eric’s Trust is a valid Nevada SSST.<sup>4</sup>

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<sup>4</sup>We note that the parties’ respective trust agreements are nearly identical. The analysis here is also applicable to Lynita’s Trust, which we also conclude is a valid Nevada SSST.

The validity of the trusts brings into question many of the district court's findings in the decree. As discussed below, the district court found that it could have invalidated the SSSTs based on Eric's purported breach of trust formalities. Breaching trust formalities of an otherwise validly created SSST does not invalidate a spendthrift trust; rather, it creates liability upon the trustee(s) for that breach. Indeed, if, after an SSST is validly formed, the trust formalities are breached by a trustee, the proper remedy is a civil suit against the trustee—not an invalidation of the trust itself. See NRS 163.115. Lynita filed such claims against Eric's Trust, and the district court then dismissed many of those claims. As such, we conclude the district court's findings regarding the potential invalidity of Eric's Trust and Lynita's Trust were made in error.

#### *Tracing trust assets*

The parties contest whether the assets within the SSSTs remained separate property or whether, because of the many transfers of property between the trusts, the assets reverted back to community property. In a divorce involving trust assets, the district court must trace those trust assets to determine whether any community property exists within the trusts—as discussed below, the parties' respective separate property in the SSSTs would be afforded the statutory protections against court-ordered distribution, while any community property would be subject to the district court's equal distribution. We conclude the district court did not trace the assets in question.

Eric's Trust retained a certified public accountant to prepare a report tracing the assets within the two trusts. However, as noted by the district court, the certified public accountant maintained a business relationship with Eric and Eric's Trust for more than a decade. Although

the certified public accountant's report concluded that there was "no evidence that any community property was transferred to [Eric's Trust] or that any community property was commingled with the assets of [Eric's Trust]," the district court found the report and corresponding testimony to be unreliable and of little probative value. We recognize that the district court is in the best position to weigh the credibility of witnesses, and we will not substitute our judgment for that of the district court here. *See In re Parental Rights as to J.D.N.*, 128 Nev. 462, 477, 283 P.3d 842, 852 (2012). However, the subject of the certified public accountant's report—the tracing of trust assets, specifically any potential commingling of trust assets with personal assets—must still be performed. *See Schmanski v. Schmanski*, 115 Nev. 247, 984 P.2d 752 (1999) (discussing transmutation of separate property and tracing trust assets in divorce). Without proper tracing, the district court is left with only the parties' testimony regarding the characterization of the property, which carries no weight. *See Peters v. Peters*, 92 Nev. 687, 692, 557 P.2d 713, 716 (1976) ("The opinion of either spouse as to whether property is separate or community is of no weight [whatsoever]."). Accordingly, we conclude the district court erred by not tracing the assets contained within the trusts, either through a reliable expert or other available means. Separate property contained within the spendthrift trusts is not subject to attachment or execution, as discussed below. However, if community property exists within the trusts, the district court shall make an equal distribution of that community property. *See* NRS 125.150(1)(b).

*Distribution of parties' assets held in trust*

Having concluded the district court had subject-matter jurisdiction, the written instruments at issue are valid, and the district



court must trace trust assets to determine whether any community property exists within the trusts, we now turn our attention to the district court's various decisions regarding the division of property. Distribution of the parties' assets held in the SSSTs was perhaps the most contested issue in the Nelsons' divorce.

Despite recognizing the validity of the SPA and SSSTs in the decree, the district court made several missteps in fashioning the ultimate distribution of property, namely: (1) considering parol evidence to determine the parties' intent, despite the written instruments at issue being unambiguous; (2) equalizing assets held within the valid SSSTs; and (3) ordering Eric's personal obligations to be paid by a trust for which he is a beneficiary.

*The district court erred by using parol evidence to determine the intent of the parties' respective trusts*

The district court ordered the trust assets equalized between Eric's Trust and Lynita's Trust, and for Eric's personal obligations to be paid by Eric's Trust. In order to fashion these remedies, the district court improperly considered parol evidence—namely, testimony from Eric and Lynita regarding their purported intent. We hold the district court abused its discretion in doing so.

"Where a written contract is clear and unambiguous on its face, extraneous evidence cannot be introduced to explain its meaning." *Kaldi*, 117 Nev. at 281, 21 P.3d at 21 (internal quotation marks omitted). "Extrinsic or parol evidence is not admissible to contradict or vary the terms of an unambiguous written instrument, since all prior negotiations and agreements are deemed to have been merged therein." *Frei*, 129 Nev. at 409, 305 P.3d at 73 (internal quotation marks omitted). This court "review[s] a district court's decision to admit or exclude evidence for abuse

of discretion, and we will not interfere with the district court's exercise of its discretion absent a showing of palpable abuse." *Id.* at 408-09, 305 P.3d at 73.

Here, both Eric's Trust and Lynita's Trust are valid Nevada SSSTs with plain, unambiguous language indicating a clear intent to create a spendthrift trust. Where, as here, a valid SSST agreement is clear and unambiguous, the district court may not consider the parties' testimony regarding their purported intent when fashioning remedies related to that SSST. 76 Am. Jur. 2d *Trusts* § 30 (2016). The parties' inconsistent testimony regarding the purported community or separate property characterization of the trust assets carries no weight and should not have been considered when the district court fashioned the property division. *See Peters*, 92 Nev. at 692, 557 P.2d at 716. Accordingly, the district court was precluded from considering this extrinsic evidence to discern the parties' intent, and the district court abused its discretion in doing so.

*The district court erred in equalizing the trust assets*

Eric's Trust argues that, in addition to improperly considering parol evidence, the district court erred by ordering the trust assets to be equalized and Eric's Trust to pay Eric's personal obligations—namely, child support arrears and spousal support. We agree.

This court defers to a district court's findings of fact and will only disturb them if they are not supported by substantial evidence. *Ogawa*, 125 Nev. at 668, 221 P.3d at 704. Questions of law, including statutory interpretation, are reviewed de novo. *Waldman v. Maini*, 124 Nev. 1121, 1136, 195 P.3d 850, 860 (2008).

NRS Chapters 163 and 166 evince a clear intention to protect spendthrift trust assets against court order.<sup>5</sup> NRS 163.417(1)(c)(1) provides that “a court may not order the exercise of... [a] trustee’s discretion to... [d]istribute any discretionary interest.” Additionally, NRS 166.120(2) provides in relevant part:

Payments by the trustee to the beneficiary... must be made only to or for the benefit of the beneficiary and not... upon any order, written or oral, given by the beneficiary, whether such... order... be made pursuant to or by virtue of any legal process in judgment, execution, attachment, garnishment, bankruptcy or otherwise, or whether it be in connection with any contract, tort or duty.

Finally, NRS 166.120(3) uses mandatory language indicating the beneficiary lacks the ability to make dispositions of trust property, even in response to a court order. NRS 166.120(3) provides:

[A spendthrift trust beneficiary] shall have no power or capacity to make any disposition whatever of any of the income... whether made upon the order or direction of any court or courts,

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<sup>5</sup>We note that these protections do not apply if a court order is enforcing a judgment levied against the trust by a creditor able to prove, by clear and convincing evidence, that a “transfer of [trust] property was a fraudulent transfer pursuant to chapter 112 of NRS or that the transfer violates a legal obligation owed to the creditor under a contract or a valid court order that is legally enforceable by that creditor.” NRS 166.170(3). The court order at issue here, the decree, is not legally enforceable because it requires Eric or the trustees of Eric’s Trust to violate NRS 166.120. We note the record here does not indicate that a fraudulent transfer under NRS 166.170(3) occurred between the SSSTs.

whether of bankruptcy or otherwise; nor shall the interest of the beneficiary be subject to any process of attachment issued against the beneficiary, or to be taken in execution under any form of legal process directed against the beneficiary or against the trustee, or the trust estate, or any part of the income thereof, but the whole of the trust estate and the income of the trust estate shall go to and be applied by the trustee solely for the benefit of the beneficiary, free, clear, and discharged of and from any and all obligations of the beneficiary whatsoever and of all responsibility therefor.

We conclude the statutory framework governing SSSTs does not allow a court to equalize spendthrift trust assets between or among different SSSTs. Such an equalization would require the district court to order the exercise of a trustee's discretion to distribute some discretionary interest, in contravention of NRS 163.417(1)(c)(1). Additionally, such a court order would require the trustee to make a distribution outside the scope of the trust agreement and, perhaps more importantly, would run afoul of NRS 166.120(2), which prohibits payments made pursuant to or by virtue of any legal process. Finally, pursuant to NRS 166.120(3), Eric, as the beneficiary of Eric's Trust, has no power to make any disposition of any of Eric's Trust income upon order of the district court. Thus, we conclude the district court erred in ordering trust assets to be equalized between Eric's Trust and Lynita's Trust.

*The district court erred in ordering Eric's personal obligations to be paid by Eric's Trust*

The district court also ordered Eric's Trust to satisfy Eric's personal obligations—specifically, Eric's child- and spousal-support arrears. In doing so, the district court relied upon SSST statutes from South Dakota and Wyoming, as well as caselaw from Florida, which

specifically allow for SSST assets to be reached to satisfy child and spousal support. The statutes and caselaw relied upon by the district court annunciate public policy concerns for allowing spendthrift trusts to be reached for child and spousal support. See *Gilbert v. Gilbert*, 447 So. 2d 299, 301 (Fla. Dist. Ct. App. 1984) (“The cardinal rule of construction in trusts is to determine the intention of the settlor and give effect to his wishes. . . . On the other hand, there is a strong public policy argument which favors subjecting the interest of the beneficiary of a trust to a claim for alimony. . . . [T]he obligation to pay alimony is a duty, not a debt.” (internal quotation marks omitted)); see also S.D. Codified Laws § 55-16-15(1) (2016) (providing that many of South Dakota’s statutory spendthrift trust protections “do[ ] not apply in any respect to any person to whom at the time of transfer the transferor is indebted on account of an agreement or order of court for the payment of support or alimony in favor of the transferor’s spouse, former spouse, or children, or for a division or distribution of property in favor of the transferor’s spouse or former spouse, to the extent of the debt”); Wyo. Stat. Ann. § 4-10-503(b) (2015) (“Even if a trust contains a spendthrift provision, a person who has a judgment or court order against the beneficiary for child support or maintenance may obtain from a court an order attaching present or future distributions to, or for the benefit of, the beneficiary.”). The district court also cites to the Restatement (Third) of Trusts § 59 (Am. Law Inst. 2003), which provides “[t]he interest of a beneficiary in a valid spendthrift trust can be reached in satisfaction of an enforceable claim against the beneficiary for . . . support of a child, spouse, or former spouse.”

We conclude the district court’s order runs contrary to Nevada law. Despite the public policy rationale used in the other jurisdictions,

Nevada statutes explicitly protect spendthrift trust assets from the personal obligations of beneficiaries. Indeed, “[p]rovision for the [spendthrift trust] beneficiary will be for the support, education, maintenance and benefit of the beneficiary alone, and *without reference to . . . the needs of any other person, whether dependent upon the beneficiary or not.*” NRS 166.090(1) (emphasis added).

The legislative history of SSSTs in Nevada supports this conclusion. It appears that the Legislature enacted the statutory framework allowing SSSTs to make Nevada an attractive place for wealthy individuals to invest their assets, which, in turn, provides Nevada increased estate and inheritance tax revenues. See Hearing on A.B. 469 Before the Assembly Judiciary Comm., 70th Leg. (Nev., Mar. 26, 1999) (statement of Assemblyman David Goldwater). When crafting the language to allow SSSTs, the Legislature contemplated a statutory framework that protected trust assets from unknown, future creditors, as opposed to debts known to the settlor at the time the trust was created. See *id.* The legislative history explicitly mentions child support as an example of a debt that would not be free from attachment *if known at the time the trust was created.* *Id.* However, the trust assets would be protected from attachment as to debts unknown at the time the trust was created—presumably, this protection extended to child- and spousal-support obligations unknown at the time the trust was created. Additionally, in 2013, the Legislature proposed changes to NRS Chapter 166 that would have allowed a spouse or child to collect spousal support or child support from otherwise-protected spendthrift trust assets. See Hearing on A.B. 378 Before the Senate Judiciary Comm., 77th Leg. (Nev., May 8, 2013) (statement of Assemblywoman Marilyn Dondero Loop).

However, the proposed changes to NRS Chapter 166 did not pass, and, as a result, the Nevada spendthrift trust statutes were not amended to allow for an exception for child- and spousal-support orders of a beneficiary to be enforced against a spendthrift trust.

This rigid scheme makes Nevada's self-settled spendthrift framework unique; indeed, the "key difference" among Nevada's self-settled spendthrift statutes and statutes of other states with SSSTs, including Florida, South Dakota, and Wyoming, "is that Nevada abandoned the interests of child- and spousal-support creditors, as well as involuntary tort creditors," seemingly in an effort to "attract the trust business of those individuals seeking maximum asset protection." Michael Sjuggerud, *Defeating the Self-Settled Spendthrift Trust in Bankruptcy*, 28 Fla. St. U. L. Rev. 977, 986 (2001).

We conclude Nevada SSSTs are protected against the court-ordered child-support or spousal-support obligations of the settlor/beneficiary that are not known at the time the trust is created.<sup>6</sup>

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<sup>6</sup>We note the possible confusion between our conclusion here protecting spendthrift trust assets from the personal child- and spousal-support obligations of the beneficiary and our conclusion above requiring the court to dispose of community property within the spendthrift trust. To clarify: because the nonbeneficiary spouse retains a property interest in community property contained within the spendthrift trust, the restraints on the court-ordered alienation of spendthrift trust assets would not apply to the nonbeneficiary spouse's community property share of that property. Accordingly, the district court's equal distribution of community property pursuant to the dissolution of marriage does not implicate the protections against a trust being ordered to pay the personal obligations of a beneficiary articulated in NRS Chapters 163 and 166.

Here, Eric's child- and spousal-support obligations were not known at the time the trust was created. Accordingly, the district court abused its discretion in ordering Eric's Trust to pay Eric's child- and spousal-support arrears. We further conclude the child- and spousal-support exception articulated in section 59 of the Third Restatement of Trusts is inconsistent with Nevada's statutory framework and the legislative history of NRS Chapter 166, and we expressly reject that exception here.

*The district court did not err in awarding spousal support as a lump sum but erred in ordering it paid by Eric's Trust*

In his individual capacity, Eric argues the amount of spousal support awarded to Lynita was inequitable and should not have been awarded in a lump sum. Eric argues that the \$800,000 lump sum alimony award was not just and equitable considering the NRS 125.150(9) factors because Lynita can adequately support herself on trust income. We disagree.

The district court "[m]ay award such alimony . . . in a specified principal sum or as specified periodic payments, as appears just and equitable." NRS 125.150(1)(a). Additionally, this court reviews an award of spousal support for an abuse of the discretion. *Gardner v. Gardner*, 110 Nev. 1053, 1055-56, 881 P.2d 645, 646 (1994); *see also Williams v. Waldman*, 108 Nev. 466, 471, 836 P.2d 614, 617 (1992) (noting this court generally affirms district courts' rulings in divorce proceedings where supported by substantial evidence and free from appearance of abuse of discretion).

We conclude the district court did not abuse its discretion in awarding spousal support. The district court properly considered the factors under NRS 125.150(9). Additionally, the court has discretion to



award spousal support as a lump sum or a periodic payment, and, here, we conclude the district court did not abuse that discretion in awarding a lump sum. *See Sargeant v. Sargeant*, 88 Nev. 223, 228, 495 P.2d 618, 622 (1972) (affirming a lump sum award of spousal support where the husband's conduct indicated the possibility he might liquidate or interfere with his assets to avoid paying support). However, we conclude the only error was in ordering the spousal support to be paid by Eric's Trust instead of by Eric because, as noted above, Nevada's statutory framework explicitly protects spendthrift trust assets from the personal obligations of beneficiaries—in this case, Eric. Accordingly, we vacate the award in order for the district court to reassess that award against Eric in his personal capacity.

*Unjust enrichment, constructive trusts, and the delegation of Lynita's role as investment trustee of Lynita's Trust*

The district court found that Lynita delegated to Eric her role as investment trustee of Lynita's Trust. Based on this delegation, the district court found that Eric had a fiduciary duty to disclose pertinent facts related to the transfer of assets held by Lynita's Trust. The district court found Eric breached this fiduciary duty by not disclosing that information.

*The district court erred in relying upon a dismissed claim of unjust enrichment to afford relief*

Based on this purported breach, the district court provided relief upon a theory of unjust enrichment when imposing constructive trusts over two contested properties. Eric's Trust contends the district court improperly relied upon a theory of unjust enrichment to fashion its remedies. Eric's Trust argues that, because a claim of unjust enrichment was dismissed without prejudice and never repleaded, the district court

could not rely upon that claim to assess damages or provide relief. Additionally, Eric's Trust argues that at no point in the trial transcript is the phrase "unjust enrichment" used—accordingly, there could not have been consent. Lynita argues that a claim of unjust enrichment was tried by express or implied consent because the pleadings in the case conformed to evidence demonstrating that Eric was being unjustly enriched by way of his power over Lynita's Trust.

This court defers to a district court's findings of fact and will only disturb them if they are not supported by substantial evidence. *Ogawa*, 125 Nev. at 668, 221 P.3d at 704. Questions of law are reviewed de novo. *Waldman*, 124 Nev. at 1136, 195 P.3d at 860.

We conclude the district court erred in relying upon a dismissed claim to afford relief to the parties. We further conclude Eric's Trust did not expressly or impliedly consent to the claim being tried. Indeed, Eric's Trust moved to dismiss the claim of unjust enrichment; this alone evinces the trust's lack of express consent for the claim. Further, the crux of Eric's Trust's entire argument was that trust formalities and property transactions were done legally and in accordance with the trust agreement—in other words, Eric's Trust argues that Eric was justified in his actions, running contrary to any notions of unjust enrichment. We conclude Lynita's claims of express consent for the claims of unjust enrichment fail.

Likewise, we conclude Lynita's argument on implied consent fails. Implied consent is a high threshold. For example, this court has determined that an issue was tried by implied consent where counsel "had raised the issue in his opening argument, [opposing counsel] had specifically referred to the matter as an issue in the case, . . . the factual

issue had been explored in discovery, [and] no objection had been raised at trial to the admission of evidence relevant to the issue.” *Schwartz v. Schwartz*, 95 Nev. 202, 205, 591 P.2d 1137, 1140 (1979). Lynita’s unjust enrichment claim fails to meet this standard. The phrase “unjust enrichment” was not used during trial; it therefore was not specifically referred to as an issue in the case following its dismissal. Eric’s Trust moved to dismiss it, which demonstrates an objection was raised to the admission of evidence relevant to the issue. Therefore, we hold the issue of unjust enrichment was not tried by implied consent and, therefore, the district court erred in considering it when fashioning its remedies in the decree.<sup>7</sup>

*The district court erred in placing constructive trusts over the Russell Road and Lindell properties*

Eric’s Trust argues the district court erred in its imposition of a constructive trust over the Russell Road and Lindell properties, while Lynita argues the imposition of the constructive trusts was proper because of Eric’s purported breaches of fiduciary duty as a de facto investment trustee of Lynita’s Trust. Consistent with our analysis in the above sections, we conclude the constructive trusts should be vacated.

“A constructive trust is a remedial device by which the holder of legal title to property is held to be a trustee of that property for the benefit of another who in good conscience is entitled to it.” *Locken v. Locken*, 98 Nev. 369, 372, 650 P.2d 803, 804-05 (1982). Although remedial,

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<sup>7</sup>This court makes no conclusions regarding the merits of Lynita’s trust-related tort claims. However, we conclude the district court exceeded its authority to make findings based upon a dismissed claim.

a constructive trust is "the result of judicial intervention." Restatement (Third) of Trusts § 1 cmt. e (Am. Law Inst. 2003). Additionally, a constructive trust violates a spendthrift prohibition on assignment or alienation of benefits. See *Guidry v. Sheet Metal Workers Nat'l Pension Fund*, 493 U.S. 365, 376-77 (1990).

We conclude the district court erred in placing constructive trusts over the Russell Road and Lindell properties because the imposition of a constructive trust violates the statutory protections shielding spendthrift trusts from court order. See NRS 166.120; see also NRS 163.417(1)(c)(1). Placing a constructive trust over assets in a valid spendthrift trust violates the trust's prohibition on assignment or alienation of assets. See, e.g., *Guidry*, 493 U.S. at 376-77 (holding imposition of a constructive trust over a pensioner's ERISA benefits violated the plan's spendthrift provisions and that statutorily defined spendthrift protections "reflect[ ] a considered . . . policy choice, a decision to safeguard a stream of income for pensioners . . . even if that decision prevents others from securing relief [from the assets protected by spendthrift provision]").<sup>8</sup> Accordingly, we conclude the district court erred in imposing equitable remedies over assets that were held in a valid SSST.

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<sup>8</sup>Although we reach a result here that is similar to the result in *Guidry*, we recognize there are several factual distinctions between *Guidry* and the instant appeals. Here, the parties are not arguing over pension benefits, they are arguing over assets held in SSSTs. Here, the trusts are not created by federal statute, they are enacted by state law. Despite these differences, *Guidry* demonstrates that, at least with respect to certain spendthrift provisions, the imposition of equitable remedies runs afoul of the protections afforded by those spendthrift provisions. Additionally, like the congressionally approved ERISA provisions, we

*continued on next page . . .*

*The June 8, 2015, order*

Lastly, Eric's Trust and Eric argue the district court lacked subject-matter jurisdiction to enter the June 8, 2015, order because the order was entered after the final order and during the pendency of the first appeal.

The district court can enforce an order that is pending on appeal and retains jurisdiction over matters that are collateral and independent from the order appealed, such as attorney fees. *See Foster v. Dingwall*, 126 Nev. 49, 52, 228 P.3d 453, 455 (2010). We conclude that although the district court retains jurisdiction to enforce an order during the pendency of an appeal, most of the June 8, 2015, order will nonetheless be vacated because it concerns property distribution that will be vacated pursuant to this opinion. We therefore vacate the June 8, 2015, order to the extent it enforces or implements portions of the divorce decree relating to assets in Eric's Trust and Lynita's Trust, which are being reversed in this opinion. However, we affirm the June 8, 2015, order with respect to the directives regarding health care costs of the son and Lynita's insurance costs, Eric's payment of costs to remove the security gate, and attorney fees for contempt.


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*... continued*


conclude the self-settled spendthrift provisions of NRS Chapter 166 reflect a considered legislative policy choice, and if exceptions to the policy are to be made for equitable remedies, it is for the Legislature to undertake that task.

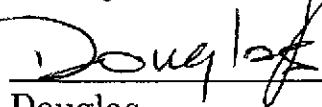
## CONCLUSION


Accordingly, we affirm in part and vacate in part the district court's decree of divorce, affirm in part and vacate in part the district court's June 8, 2015, order modifying and implementing the divorce decree, and remand this matter for further proceedings consistent with this opinion.<sup>9</sup>

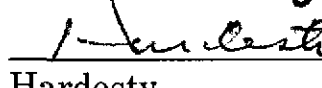
  
Gibbons J.

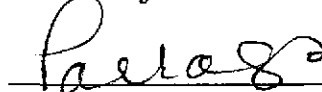
We concur:

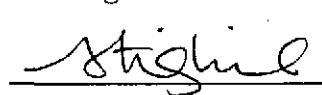
  
Cherry C.J.

  
Douglas J.

  
Pickering J.

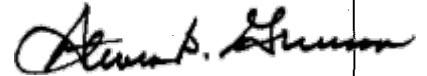
  
Hardesty J.

  
Parraguirre J.

  
Stiglich J.

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<sup>9</sup>We have considered the parties' other arguments and conclude they are without merit.



**MOT**

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*Attorneys for Matt Klabacka, Distribution  
Trustee of the ERIC L. NELSON NEVADA  
TRUST dated May 30, 2001*

**DISTRICT COURT**

**COUNTY OF CLARK, NEVADA**

ERIC L. NELSON,

Plaintiff

vs.

LYNITA SUE NELSON, MATT  
KLABACKA, as Distribution Trustee of the  
ERIC L. NELSON NEVADA TRUST dated  
May 30, 2001,

Defendants.

MATT KLABACKA, Distribution Trustee of  
the ERIC L. NELSON NEVADA TRUST  
dated May 30, 2001,

Cross-claimant,

vs.

LYNITA SUE NELSON,

Cross-defendant.

Case No.: D411537  
Dept.: O

**MOTION TO ENFORCE SUPREME  
COURT'S ORDER DATED MAY 25,  
2017; MOTION TO HOLD LYNITA S.  
NELSON IN CONTEMPT FOR  
VIOLATION OF SEPTEMBER 22, 2014  
ORDER; AND FOR ATTORNEYS'  
FEES AND COSTS**

9060 WEST CHEYENNE AVENUE  
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SOLOMON  
DWIGGINS & FREER  
TRUST AND ESTATE ATTORNEYS



SRAPP000039

1 **MOTION TO ENFORCE SUPREME COURT'S ORDER DATED MAY 25, 2017; MOTION**  
2 **TO HOLD LYNITA S. NELSON IN CONTEMPT FOR VIOLATION OF SEPTEMBER 22,**  
3 **2014 ORDER; AND FOR ATTORNEYS' FEES AND COSTS**

4 Matt Klabacka, Distribution Trustee of the ERIC L. NELSON NEVADA TRUST dated  
5 May 30, 2001, by and through his Counsel of Record, the law firm of Solomon Dwiggins & Freer,  
6 Ltd., hereby files his Motion to Enforce Supreme Court's Order Dated May 25, 2017; Motion to  
7 Hold Lynita S. Nelson In Contempt for Violation of September 22, 2014 Order; and for Attorneys'  
8 Fees and Costs.

9 This Motion is based upon the papers and pleadings on file, the following Memorandum of  
10 Points and Authorities, and any oral argument at the time of the hearing of this matter.

11 DATED this 7<sup>th</sup> day of July, 2017.

12 SOLOMON DWIGGINS & FREER, LTD.

13 By: 

14 MARK W. SOLOMON, ESQ.  
15 Nevada State Bar No. 0418  
16 JEFFREY P. LUSZECK, ESQ.  
17 Nevada State Bar No. 9619  
18 9060 West Cheyenne Avenue  
19 Las Vegas, Nevada 89129

20 *Attorneys for Matt Klabacka, Distribution Trustee of*  
21 *the ERIC L. NELSON NEVADA TRUST dated May*  
22 *30, 2001*

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SOLOMON  
DWIGGINS & FREER  
TRUST AND ESTATE ATTORNEYS



SRAPP000040




**NOTICE OF MOTION**

TO: ALL PARTIES and their attorneys of record:

PLEASE TAKE NOTICE that the undersigned will bring the above and foregoing  
**MOTION TO ENFORCE SUPREME COURT'S ORDER DATED MAY 25, 2017; MOTION  
TO HOLD LYNITA S. NELSON IN CONTEMPT FOR VIOLATION OF SEPTEMBER 22,  
2014 ORDER; AND FOR ATTORNEYS' FEES AND COSTS**, on for hearing before the  
aforementioned Court on the 8th day of August, 2017, at the hour of 9:30am, or  
as soon thereafter as counsel may be heard, at the Eighth Judicial District, Family Courts and  
Services Center, 601 North Pecos Road, Dept. O, Las Vegas, Nevada, 89101.

DATED this 7<sup>th</sup> day of July, 2017.

SOLOMON DWIGGINS & FREER, LTD.

By:   
MARK A. SOLOMON, ESQ.  
Nevada State Bar No. 0418  
JEFFREY P. LUSZECK, ESQ.  
Nevada State Bar No. 9619  
9060 West Cheyenne Avenue  
Las Vegas, Nevada 89129

*Attorneys for Matt Klabacka, Distribution Trustee of  
the ERIC L. NELSON NEVADA TRUST dated May  
30, 2001*

## MEMORANDUM OF POINTS AND AUTHORITIES

### I. INTRODUCTION AND STATEMENT OF FACTS

The Nevada Supreme Court's Order dated May 25, 2017, vacated numerous portions of the Decree of Divorce entered on June 3, 2013, and the Findings of Fact and Order entered on June 8, 2015. On June 20, 2017, the Eric L. Nelson Nevada Trust dated May 30, 2001 ("ELN Trust") circulated to Counsel for the Lynita S. Nelson Nevada Trust dated May 30, 2001 ("LSN Trust"), a copy of which attached hereto as **Exhibit 1**, the necessary paperwork for the LSN Trust to execute to effectuate the Nevada Supreme Court's ruling. Specifically, the ELN Trust requested that the LSN Trust return the assets that the ELN Trust transferred to it, and the rents collected by the LSN Trust from June 2013 through present, as a result of this Court's imposition of a constructive trust and finding of unjust enrichment. On June 28, 2017, Counsel for the LSN Trust advised Counsel for the ELN Trust that it would not execute any of the requested documentation. See Correspondence dated June 28, 2017, a copy of which is attached hereto as **Exhibit 2**.

In light of the foregoing, the ELN Trust requests the following:

1. An order compelling the LSN Trust to execute the quitclaim deed transferring 50% of the Lindell Property, a copy of which is attached hereto as **Exhibit 3**, to the ELN Trust, or alternatively, if she refuses to do so within a specific timeframe, appoint a third-party pursuant to NRCP 70 to execute said deed on her behalf;

2. An order compelling the LSN Trust to provide the ELN Trust with copies of any and all leases with the tenants (past or present) of the Lindell Property, and the books and records relating to said tenants;

3. An order compelling the LSN Trust to pay the ELN Trust 50% of rent collected from the Lindell Property from June 2013 through present;

4. An Order compelling the LSN Trust to execute the quitclaim deeds transferring the Banone, LLC properties, copies of which are attached hereto as **Exhibit 4**, to the ELN Trust, or alternatively, if she refuses to do so within a specific timeframe, appoint a third-party pursuant to NRCP 70 to execute said deeds on her behalf;

5. An order compelling the LSN Trust to provide the ELN Trust with copies of any and

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1 all leases with the tenants (past or present) of the Banone, LLC properties, and the books and  
2 records relating to said tenants;

3 6. An order compelling the LSN Trust to pay the ELN Trust 100% of rent collected  
4 from the Banone, LLC properties from June 2013 through present;

5 7. An order compelling the LSN Trust to pay the ELN Trust 100% of the payments  
6 received from the Farmouth Circle Promissory Note, a copy of the Assignment of Note and Deed of  
7 Trust is attached hereto as **Exhibit 5**;

8 8. An order releasing to the ELN Trust the \$720,000.00 that is being held in a blocked  
9 account at Bank of Nevada pursuant to this Court's order entitled Order From October 21, 2013  
10 Hearing Regarding Transfer of Enjoined Funds from BNY Mellon to Bank of Nevada, and Further  
11 Injunction of Funds at Bank of Nevada, dated November 15, 2013, a copy of which is attached  
12 hereto as **Exhibit 6**;

13 9. An order compelling Lynita to return the \$324,000.00 that was previously paid  
14 pursuant to this Court's Order Regarding Transfer of Property and Injunctions entered on  
15 September 22, 2014, a copy of which is attached hereto as **Exhibit 7**;

16 10. An order compelling the LSN Trust to return the \$6,050.00 security deposit that the  
17 ELN Trust delivered to the LSN Trust on or around September 19, 2014, proof of payment of which  
18 is attached hereto as **Exhibit 8**, and the security deposits collected from any Banone, LLC and  
19 Lindell Property tenants;

20 11. An order compelling the LSN Trust to prepare quarterly accountings for the Lindell  
21 Property and Banone LLC properties from June 2013 through present pursuant to this Court's prior  
22 order; and

23 12. An order compelling the LSN Trust to return to the ELN Trust the \$75,000.00 paid  
24 by Banone-AZ, LLC to the LSN Trust on or around June 30, 2014, proof of payment is attached  
25 hereto as **Exhibit 9**.

26 **II. LEGAL STANDARD**

27 "When an appellate court states a principle or rule of law necessary to a decision, the  
28 principle or rule becomes the law of the case and must be followed throughout its subsequent

SRAPP000043

1 progress, both in the lower court and upon subsequent appeal.” *Hsu v. County of Clark*, 123 Nev.  
2 625, 629-30, 173 P.3d 724, 728 (2007). The law of the case doctrine “is designed to ensure judicial  
3 consistency and to prevent the reconsideration, during the course of a single continuous lawsuit, of  
4 those decisions which are intended to put a particular matter to rest.” *Id.* The law of the case  
5 doctrine, therefore, serves important policy considerations, including judicial consistency, finality,  
6 and protection of the court's integrity. *Id.* Where the law of the case doctrine applies, “the district  
7 court [is] without authority to make a contrary finding.” *Bd. of Gallery of History, Inc. v. Datecs*  
8 *Corp.*, 116 Nev. 289, 288, 994 P.2d 1149, 1150 (2000).

9 Here, the Nevada Supreme Court explicitly vacated the constructive trusts imposed by this  
10 Court, as well as this Court’s finding, in its June 3, 2013, Decree of Divorce. Consequently, the  
11 properties transferred by the ELN Trust to the LSN Trust under the theories of constructive trust  
12 and/or unjust enrichment must be transferred back to the ELN Trust.

### 13 **III. LEGAL ARGUMENT**

#### 14 A. THE LSN TRUST MUST TRANSFER 50% OF THE LINDELL PROPERTY 15 BACK TO THE ELN TRUST BECAUSE THE NEVADA SUPREME COURT 16 VACATED THE CONSTRUCTIVE TRUST IMPOSED OVER SUCH PROPERTY.

17 The Nevada Supreme Court vacated the constructive trusts that this Court imposed over the  
18 Lindell and Russell Road Properties. *See* Nevada Supreme Court Order entered on May 25, 2017 at  
19 page 27 (“Consistent with our analysis in the above sections, we conclude the constructive trusts  
20 should be vacated.”); 28 (“We conclude the district court erred in placing constructive trusts over  
21 the Russell Road and Lindell Properties because the imposition of a constructive trust violates the  
22 statutory protections shielding spendthrift trusts from court order.”).

23 In light of the foregoing, the ELN Trust respectfully requests that this Court order the LSN  
24 Trust to: (1) execute the quitclaim deed transferring 50% of the Lindell Property to the ELN Trust,  
25 or alternatively, if Lynita and/or the LSN Trust refuses to do so within a specific timeframe, appoint  
26 a third-party pursuant to NRCP 70 to execute said deed on their behalf, *see* Ex. 3; (2) produce  
27 copies of any all leases with the tenants (past and present) of the Lindell Property; (3) provide  
28 quarterly accountings as previously ordered by this Court in its Order Regarding Transfer of

1 Property and Injunctions entered on September 22, 2014 at 5:20-22 ("Order")<sup>1</sup>; and (4) pay the  
2 ELN Trust 50% of the rental proceeds collected by the LSN Trust from June 2013 through present.

3 The ELN Trust hereby reserves its right to pursue damages against Lynita and/or the LSN  
4 Trust for diminution of value to the Lindell Property and/or loss of rental income due to Lynita  
5 and/or the LSN Trust's actions or omissions.

6 B. THE LSN TRUST MUST TRANSFER 100% OF THE BANONE LLC  
7 PROPERTIES BACK TO THE ELN TRUST BECAUSE THE NEVADA  
8 SUPREME COURT FOUND THAT THIS COURT ERRED IN RELYING UPON  
9 A DISMISSED CLAIM OF UNJUST ENRICHMENT TO AFFORD RELIEF.

10 The Nevada Supreme Court found that Judge Sullivan erred by ordering the ELN Trust to  
11 transfer the properties owned by Banone, LLC to the LSN Trust based upon the theory of unjust  
12 enrichment. *See* Nevada Supreme Court Order entered on May 25, 2017 at page 27 ("we hold the  
13 issue of unjust enrichment was not tried by implied consent and, therefore, the district court erred in  
14 considering it when fashioning the remedies in the decree.").

15 In light of the foregoing, the ELN Trust respectfully requests that this Court order the LSN  
16 Trust to: (1) execute the quitclaim deeds transferring the following properties owned by Banone  
17 LLC to the ELN Trust: 1301 Heather Ridge, 5317 Clover Blossom Court, 4133 Compass Rose  
18 Way, 3301 Terra Bella Drive, 6213 Anaconda Street, 6304 Guadalupe Avenue, 6301 Cambria  
19 Avenue, 5113 Churchill Avenue, 4612 Sawyer Avenue, 4601 Concord Village Drive, 4412 Baxter  
20 Place, 4820 Marnell Drive and 1608 Rusty Ridge Drive, *see* Ex. 4, or alternatively, if Lynita and/or  
21 the LSN Trust refuse to do so within a specific timeframe, appoint a third-party pursuant to NRC  
22 70 to execute said deed on their behalf; (2) produce copies of any all leases with the tenants (past  
23 and present) of the Banone LLC properties; (3) provide quarterly accountings as previously ordered  
24 by this Court in its Order Regarding Transfer of Property and Injunctions entered on September 22,  
25 2014 at 5:20-22 ("Order"); (4) pay the ELN Trust 100% of the rental proceeds collected by the LSN  
26 Trust from June 2013 through present; (5) return any payments collected pursuant to the Farmouth  
27 Circle Note; (6) return the \$6,050.00 security deposit paid by the ELN Trust on or around

28 <sup>1</sup> The ELN Trust also requests that this Court sanction Lynita and/or the LSN Trust for failing  
to comply with said Order.

1 September 19, 2014, *see* Exhibit 8; and (7) return any security deposits collected by the LSN Trust.

2 The ELN Trust hereby reserves its right to pursue damages against Lynita and/or the LSN  
3 Trust for diminution of value to the Lindell Property and/or loss of rental income due to Lynita  
4 and/or the LSN Trust's actions or omissions.

5 C. THE ELN TRUST RESPECTFULLY REQUESTS THAT THIS COURT ORDER  
6 THE LSN TRUST TO REPAY THE ELN TRUST \$75,000.00 PAID TO IT ON OR  
7 AROUND JUNE 30, 2014.

8 Although the Nevada Supreme Court did not vacate the September 22, 2014 Order  
9 Determining Disposition of Dynasty Development Management, Inc. *aka* Wyoming Downs, as  
10 indicated *supra*, the Nevada Supreme Court found that this Court erred by ordering the ELN Trust  
11 to transfer Banone, LLC to the LSN Trust based upon the theory of unjust enrichment.  
12 Consequently, the ELN Trust respectfully requests that this Court order the LSN Trust to return the  
13 \$75,000 paid by Banone-AZ, LLC on or around June 30, 2014. *See* Ex. 9.

14 D. THE ELN TRUST RESPECTFULLY REQUESTS THAT THIS COURT ORDER  
15 THE LSN TRUST TO REPAY THE ELN TRUST \$75,000.00 PAID TO IT ON OR  
16 AROUND JUNE 30, 2014.

17 The Nevada Supreme Court held that this Court erred by ordering Eric's personal  
18 obligations to be paid from the Dynasty Development Group, LLC proceeds. *See* Nevada Supreme  
19 Court Order entered on May 25, 2017 at page 23 ("We conclude Nevada SSSTs are protected  
20 against the court-ordered child-support or spousal support obligations of the settlor/beneficiary...").  
21 Consequently, the ELN Trust respectfully requests that this Court release to the ELN Trust the  
22 \$720,000 that is being held in a blocked account at Bank of Nevada. *See* Ex. 6. Further, the ELN  
23 Trust respectfully requests that this Court order Lynita to repay the ELN Trust the \$324,000 that  
24 was previously paid by the ELN Trust on or around June 5, 2014. *See* Ex. 7.

25 E. ATTORNEYS' FEES FOR BRING THE MOTION.

26 The ELN Trust has been forced to obtain enforcement of both this Court and the Nevada  
27 Supreme Court's Orders because Lynita and/or the LSN Trust failed to act in good faith and comply  
28 with said Orders. The actions of Lynita and/or the LSN Trust warrant an award of attorneys' fees  
and costs to the ELN Trust pursuant to NRS 125.240 and EDCR 7.60.

1 As the ELN Trust's actual fees and costs cannot be determined at this time, the ELN Trust  
2 respectfully requests permission to submit a Memorandum of Fees and Costs to the Court following  
3 hearing on this Motion, at which time, the ELN Trust will provide an analysis of the factors set  
4 forth in Brunzell v. Golden Gate, Nat'l Bank, 85 Nev. 345, 455 P.2d 31 (1969).

5 **III. CONCLUSION**

6 In light of the foregoing, the ELN Trust respectfully requests that this Court grant the instant  
7 Motion to Enforce Supreme Court's Order Dated May 25, 2017; Motion to Hold Lynita S. Nelson  
8 in Contempt for Violation of September 22, 2014 Order; and for Attorneys' Fees and Costs in its  
9 entirety.

10 DATED this 7<sup>th</sup> day of July, 2017.

11  
12 SOLOMON DWIGGINS & FREER, LTD.

13  
14 By: 

15 MARK A. SOLOMON, ESQ.  
16 Nevada State Bar No. 0418  
17 JEFFREY P. LUSZECK, ESQ.  
18 Nevada State Bar No. 9619  
19 9060 West Cheyenne Avenue  
20 Las Vegas, Nevada 89129

21  
22 *Attorneys for Matt Klabacka, Distribution Trustee of*  
23 *the ERIC L. NELSON NEVADA TRUST dated May*  
24 *30, 2001*  
25  
26  
27  
28

**CERTIFICATE OF SERVICE**

PURSUANT to NRCP 5(b), I HEREBY CERTIFY that on July 7, 2017, I served a true and correct copy of the foregoing **MOTION TO ENFORCE SUPREME COURT'S ORDER DATED MAY 25, 2017; MOTION TO HOLD LYNITA S. NELSON IN CONTEMPT FOR VIOLATION OF SEPTEMBER 22, 2014 ORDER; AND FOR ATTORNEYS' FEES AND COSTS**, was served to the following in the manner set forth below:

Via:

- ☐ Hand Delivery
- ☐ U.S. Mail, Postage Prepaid
- ☐ Certified Mail, Receipt No.: \_\_\_\_\_
- ☐ Return Receipt Request
- ☒ E-Service through Wiznet

Robert P. Dickerson, Esq.  
Josef Karacsonyi, Esq.  
THE DICKERSON KARACSONYI LAW  
GROUP  
1745 Village Center Circle  
Las Vegas, NV 89134  
Attorneys for Defendant

Rhonda K. Forsberg, Esq.  
64 N. Pecos Road, Suite 800  
Henderson, NV 89074  
Attorneys for Plaintiff

  
An Employee of SOLOMON DWIGGINS & FREER, LTD.

SRAPP000048



MOFI

DISTRICT COURT  
FAMILY DIVISION  
CLARK COUNTY, NEVADA

ERIC L. NELSON  
Plaintiff/Petitioner

v.  
LYNITA SUE NELSON, et al.  
Defendant/Respondent

Case No. D411537

Dept. 0

**MOTION/OPPOSITION  
FEE INFORMATION SHEET**

**Notice:** Motions and Oppositions filed after entry of a final order issued pursuant to NRS 125, 125B or 125C are subject to the reopen filing fee of \$25, unless specifically excluded by NRS 19.0312. Additionally, Motions and Oppositions filed in cases initiated by joint petition may be subject to an additional filing fee of \$129 or \$57 in accordance with Senate Bill 388 of the 2015 Legislative Session.

**Step 1.** Select either the \$25 or \$0 filing fee in the box below.

- ☒ **\$25** The Motion/Opposition being filed with this form is subject to the \$25 reopen fee.  
-OR-  
☐ **\$0** The Motion/Opposition being filed with this form is not subject to the \$25 reopen fee because:
- ☐ The Motion/Opposition is being filed before a Divorce/Custody Decree has been entered.
  - ☐ The Motion/Opposition is being filed solely to adjust the amount of child support established in a final order.
  - ☐ The Motion/Opposition is for reconsideration or for a new trial, and is being filed within 10 days after a final judgment or decree was entered. The final order was entered on \_\_\_\_\_.
  - ☐ Other Excluded Motion (must specify) \_\_\_\_\_.

**Step 2.** Select the \$0, \$129 or \$57 filing fee in the box below.

- ☒ **\$0** The Motion/Opposition being filed with this form is not subject to the \$129 or the \$57 fee because:
- ☒ The Motion/Opposition is being filed in a case that was not initiated by joint petition.
  - ☐ The party filing the Motion/Opposition previously paid a fee of \$129 or \$57.
- OR-  
☐ **\$129** The Motion being filed with this form is subject to the \$129 fee because it is a motion to modify, adjust or enforce a final order.
- OR-  
☐ **\$57** The Motion/Opposition being filed with this form is subject to the \$57 fee because it is an opposition to a motion to modify, adjust or enforce a final order, or it is a motion and the opposing party has already paid a fee of \$129.

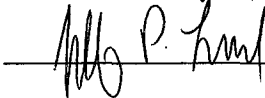
**Step 3.** Add the filing fees from Step 1 and Step 2.

The total filing fee for the motion/opposition I am filing with this form is:

☐ \$0 ☒ \$25 ☐ \$57 ☐ \$82 ☐ \$129 ☐ \$154

Party filing Motion/Opposition: Matt Klabacka, Distribution Trustee of ELN Date 07/10/17  
Trust dated May 30, 2001

Signature of Party or Preparer



SRAPP000049

EXHIBIT “1”

EXHIBIT “1”



SOLOMON | DWIGGINS | FREER LTD  
TRUST AND ESTATE ATTORNEYS

Mark A. Solomon  
Dana A. Diggins  
Alan D. Freer  
Brian K. Steadman  
Steven E. Hollingworth  
Brian P. Eagan  
Jeffrey P. Luszeck  
Alexander G. LeVeque

Cheyenne West Professional Centre  
9060 West Cheyenne Avenue  
Las Vegas, Nevada 89129  
  
Telephone: (702) 853-5483  
Facsimile: (702) 853-5485

Ross E. Evans  
Jordanna L. Evans  
Joshua M. Hood  
Christopher J. Fowler  
Craig D. Friedel  
Jeremy M. Welland

Direct Dial: (702) 589-3511  
Email: [jluszeck@sdfnlaw.com](mailto:jluszeck@sdfnlaw.com)

June 20, 2017

**VIA EMAIL & FIRST CLASS MAIL**

Josef Karacsonyi, Esq.  
THE DICKERSON KARACSONYI LAW GROUP  
1745 Village Center Circle  
Las Vegas, Nevada 89134

**Re: *Nelson v. Nelson, District Court Case No. D-09-411537*  
*Kablacka v. Nelson, Supreme Court Case No. 66772***

Dear Josef,

As you know, the Nevada Supreme Court's Order dated May 25, 2017, vacated numerous portions of the Decree of Divorce entered on June 3, 2013, and the Findings of Fact and Order entered on June 8, 2015. Attached to this correspondence is the necessary paperwork for the LSN Nevada Trust dated May 30, 2001 ("LSN Trust") to execute to effectuate the Nevada Supreme Court's ruling. Specifically, the Eric L. Nelson Nevada Trust dated May 30, 2001 ("ELN Trust") requests that the LSN Trust return the assets transferred that the ELN Trust transferred to it, and the rents collected from June 2013 through present, as a result of the District Court's imposition of a constructive trust and finding of unjust enrichment since those portions of the Decree of Divorce were vacated by the Nevada Supreme Court. Further, the ELN Trust requests that Lynita stipulate to unfreeze the Bank of Nevada account, which currently holds approximately \$720,000.00, which belongs to the ELN Trust *via* its interest in Dynasty Development Group, LLC.

**Lindell and Russell Road**

The Nevada Supreme Court vacated the constructive trusts that Judge Sullivan imposed over the Lindell and Russell Road Properties. *See* Order at page 27 ("Consistent with our analysis in the above sections, we conclude the constructive trusts should be vacated."); 28 ("We

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TRUST AND ESTATE ATTORNEYS

June 20, 2017

Page 2

conclude the district court erred in placing constructive trusts over the Russell Road and Lindell Properties because the imposition of a constructive trust violates the statutory protections shielding spendthrift trusts from court order.”).

In light of the foregoing, please have Lynita execute the attached quitclaim deed transferring 50% of Lindell to the ELN Trust. Further, please provide us with copies of any and all leases with the current tenants of Lindell, and any books and records relating to said tenants.

Be advised that the ELN Trust is reserving its right to pursue damages against Lynita and/or the LSN Trust for diminution of value to Lindell and/or loss of rental income due to Lynita’s actions or omissions.

**Banone LLC**

The Nevada Supreme Court found that Judge Sullivan erred by ordering the ELN Trust to transfer the properties owned by Banone, LLC to the LSN Trust based upon the theory of unjust enrichment. As such, please have Lynita execute the attached quitclaim deeds for the following properties: 1301 Heather Ridge, 5317 Clover Blossom Court, 4133 Compass Rose Way, 3301 Terra Bella Drive, 6213 Anaconda Street, 6304 Guadalupe Avenue, 6301 Cambria Avenue, 5113 Churchill Avenue, 4612 Sawyer Avenue, 4601 Concord Village Drive, 4412 Baxter Place, 4820 Marnell Drive and 1608 Rusty Ridge Drive.

Further, please provide us with copies of any and all leases with the current tenants of the aforementioned properties, and any books and records relating to said tenants.

Be advised that the ELN Trust is reserving its right to pursue damages against Lynita and/or the LSN Trust for diminution of value to the aforementioned properties and/or loss of rental income due to Lynita’s actions or omissions.

**Enjoined Funds**

In light of the fact that the Nevada Supreme Court held that Judge Sullivan erred by ordering Eric’s personal obligations to be paid from the Dynasty Development Group, LLC proceeds, the ELN Trust requests that Lynita stipulate to release the \$720,000 that is being held in a blocked account at Bank of Nevada to the ELN Trust. A copy of the ELN Trust’s proposed Stipulation and Order is attached hereto. Further, as you will certainly recall, pursuant to the District Court’s Order Regarding Transfer of Property and Injunctions entered on September 22, 2014, Lynita was previously paid \$324,000, which must be repaid to the ELN Trust (either in cash or through her interest in the Brian Head cabin, which was utilized as a security for payment of said funds).

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TRUST AND ESTATE ATTORNEYS

June 20, 2017  
Page 3

**Quarterly Accountings**

In its Order Regarding Transfer of Property and Injunctions entered on September 22, 2014, the District Court ordered the LSN Trust to provide quarterly accountings to Eric and the ELN Trust regarding the Lindell and Banone, LLC properties. To date, no quarterly accountings have been provided. Please provide said accountings with backup documentation on or before Friday, June 30, 2017.

**Payment of Rental Income**

Please allow this letter to also serve as the ELN Trust's notice and request that 100% of rent collected and/or payments received pursuant to the Farmouth Circule Note and Banone, LLC properties from June 2013 through present, and 50% of the rent collected from Lindell from June 2013 through May 2017 be paid to the ELN Trust. Further, any rental income and/or payments received pursuant to the terms of the notes that is collected and/or received by the LSN Trust, or any subsidiary thereof, going forward, should be delivered to our office within twenty-four (24) hours of receipt. As the LSN Trust has no entitlement to such funds received there is no legitimate basis for these monies to be withheld from the ELN Trust for any period of time.

Be advised that the ELN Trust intends to notify the tenants of Banone, LLC properties of the change of landlord (similar to what Lynita did shortly after the entry of the Decree of Divorce).

**Return of Security Deposits**

Please allow this letter to also serve as the ELN Trust's notice and request that the LSN Trust return the \$6,050.00 security deposit that the ELN Trust delivered to your office on or around September 19, 2014, and any additional security depositions collected from the Banone, LLC and/or Lindell properties.

**\$75,000 Banone – AZ, LLC Payment**

Although the Nevada Supreme Court did not vacate the September 22, 2014, Order Determining Disposition of Dynasty Development Management, Inc. aka Wyoming Downs, demand is made herewith that the LSN Trust return the \$75,000 paid by Banone-AZ, LLC on or around June 30, 2014, because the Supreme Court found that Judge Sullivan erred by ordering the ELN Trust to transfer Banone, LLC to the LSN Trust based upon the theory of unjust enrichment.

SOLOMON | DWIGGINS | FREER<sup>LTD</sup>  
TRUST AND ESTATE ATTORNEYS

June 20, 2017

Page 4

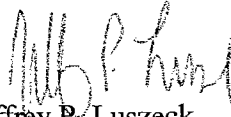
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**Bond**

On a final note, we expect the Nevada Supreme Court will vacate the bond that it required in its July 8, 2015, Order Consolidating Appeals and Granting Stay Condition Upon Posting of Bond in its remittitur, which we anticipate will be issued in the next couple of days. To the extent it does not, however, be advised that the ELN Trust intends to tell the surety, Platte River Insurance Company of the Nevada Supreme Court's disposition and that the bond can be released. Please let us know within 24 hours if you object to our proposed course of action on this issue.

I thank you for your immediate attention to these matters. This letter is sent in compliance with EDCR 5.11 as our effort to resolve this issue without the need for further Court involvement.

Sincerely,



Jeffrey P. Luszeck

JPL:ggm

Enclosures as stated

EXHIBIT “2”

EXHIBIT “2”

## THE DICKERSON LAW GROUP

ROBERT P. DICKERSON  
JOSEF M. KARACSONYI  
NATALIE E. KARACSONYI  
MICHAEL C. FLAXMAN  
SABRINA M. DOLSON

A PROFESSIONAL CORPORATION OF ATTORNEYS AT LAW  
HILLS CENTER NORTH BUSINESS PARK  
1745 VILLAGE CENTER CIRCLE  
LAS VEGAS, NEVADA 89134

AREA CODE (702)  
TELEPHONE 388-8600  
FAX 388-0210

June 28, 2017

Jeffrey P. Luszeck, Esq.  
Solomon Dwiggins Freer  
9060 West Cheyenne Avenue  
Las Vegas, NV 89129  
jluszeck@sdfnvlaw.com

SENT VIA U.S. AND ELECTRONIC MAIL

Re: *Nelson v. Nelson*, D-09-411537-D

Dear Jeff,

I am writing in response to your June 20, 2017 correspondence. For reasons I discussed with you during our telephone conversation, and that are known to you, we will not sign any property transfer documents at this time. We await the Court's instructions at the remand hearing (which we assume the Court will schedule shortly). As you are aware, despite the Nevada Supreme Court's decision all of the property of the parties remains at issue in this case.

We appreciate your time and attention to this matter.

Sincerely,



Josef M. Karacsonyi, Esq.

cc: Lynita S. Nelson

SRAPP000056



EXHIBIT “3”

EXHIBIT “3”

APN: 163-13-205-001

Affix R.P.T.T. \$ 0.00

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENTS TO:

ERIC L. NELSON NEVADA TRUST  
P.O. BOX 30188  
LAS VEGAS, NV 89173

### QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That

LYNITA SUE NELSON, Trustee of the LSN NEVADA TRUST u/a/d 5/30/01  
FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,  
does hereby remise, release and forever quitclaim to

ERIC L. NELSON, TRUSTEE OF THE ERIC L. NELSON NEVADA TRUST U/A/D 5/30/01 as  
to an undivided 50% interest and LYNITA SUE NELSON, TRUSTEE OF THE LSN NEVADA  
TRUST U/A/D 5/30/01 as to an undivided 50% interest

all that real property situate in Clark County, State of Nevada, bounded and described as  
follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly referred to as: 3611 S Lindell Road, Las Vegas, NV 89103

Subject to: 1. Taxes for the current fiscal year, paid current.  
2. Conditions, covenants, restrictions, reservations, rights, rights of way and  
easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging  
or in anywise appertaining.

Witness my/our hand(s) this

LSN NEVADA TRUST U/A/D 5/30/01

\_\_\_\_ day of \_\_\_\_\_, 2017

By: Lynita Sue Nelson, Investment Trustee

SRAPP000058

STATE OF NEVADA                    )  
  ) ss.  
COUNTY OF CLARK                 )

On this \_\_\_\_\_  
appeared before me, a Notary Public,

\_\_\_\_\_  
personally known or proven to me to be  
the person(s) whose name(s) is/are  
subscribed to the above instrument, who  
acknowledged that he/she/they executed  
the instrument for the purposes therein  
contained.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

## **EXHIBIT "A"**

Assessor's Parcel No: 163-13-205-001

That portion of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 13, Township 21 South, Range 60 East, M.D.M., described as follows:

Lot One (1) of that certain Parcel Map on file in File 86 of Parcel Maps, Page 73, in the Office of the County Recorder, Clark County, Nevada recorded September 6, 1996 in Book 960906 as Document No. 01660, Official Records.

SRAPP000060

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a. 163-13-205-001  
b. \_\_\_\_\_  
c. \_\_\_\_\_  
d. \_\_\_\_\_

2. Type of Property:

- a. ☐ Vacant Land      b. ☐ Single Fam. Res.  
c. ☐ Condo/Twnhse      d. ☐ 2-4 Plex  
e. ☐ Apt. Bldg      f. ☒ Comm'l/Ind'l  
g. ☐ Agricultural      h. ☐ Mobile Home  
☐ Other

FOR RECORDERS OPTIONAL USE ONLY

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

- 3.a. Total Value/Sales Price of Property \$ 0.00  
b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
c. Transfer Tax Value: \$ 0.00  
d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 07  
b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

5. Partial Interest: Percentage being transferred: 50 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity: Grantor

Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: LSN Nevada Trust u/a/d 5/30/01  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: ELN Nevada Trust u/a/d 5/30/01  
Address: P.O. Box 30188  
City: Las Vegas  
State: NV Zip: 89173

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

SRAPP000061

EXHIBIT “4”

EXHIBIT “4”

APN: 138-14-711-033

Affix R.P.T.T. \$ 0.00

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENTS TO:

BANONE, LLC  
P.O. BOX 30188  
LAS VEGAS, NV 89173

---

### QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That

LYNITA SUE NELSON, Trustee of the LSN NEVADA TRUST u/a/d 5/30/01,  
FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,  
does hereby remise, release and forever quitclaim to

BANONE, LLC, A NEVADA LIMITED LIABILITY COMPANY  
all that real property situate in Clark County, State of Nevada, bounded and described as  
follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly referred to as: 6213 Anaconda Street, Las Vegas, NV 89108

Subject to: 1. Taxes for the current fiscal year, paid current.  
2. Conditions, covenants, restrictions, reservations, rights, rights of way and  
easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging  
or in anywise appertaining.

Witness my/our hand(s) this

\_\_\_\_ day of \_\_\_\_\_, 2017

LSN NEVADA TRUST U/A/D 5/30/01

---

By: Lynita Sue Nelson, Investment Trustee

SRAPP000063

STATE OF NEVADA                    )  
  ) ss.  
COUNTY OF CLARK                 )

On this \_\_\_\_\_  
appeared before me, a Notary Public,

\_\_\_\_\_  
personally known or proven to me to be  
the person(s) whose name(s) is/are  
subscribed to the above instrument, who  
acknowledged that he/she/they executed  
the instrument for the purposes therein  
contained.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

SRAPP000064



**EXHIBIT "A"**

Assessor's Parcel No: 138-14-711-033

LOT TWENTY FIVE (25) IN BLOCK SEVEN (7) OF TORREY PINES PARK NO. 3A AS SHOWN BY MAP THEREOF  
ON FILE IN BOOK 21 OF PLATS, PAGE 85 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY,  
NEVADA.

SRAPP000065

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a. 138-14-711-033  
b. \_\_\_\_\_  
c. \_\_\_\_\_  
d. \_\_\_\_\_

2. Type of Property:

- a. ☐ Vacant Land b. ☒ Single Fam. Res.  
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex  
e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l  
g. ☐ Agricultural h. ☐ Mobile Home  
☐ Other

FOR RECORDERS OPTIONAL USE ONLY

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3.a. Total Value/Sales Price of Property

\$ 0.00

b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ))

c. Transfer Tax Value:

\$ 0.00

d. Real Property Transfer Tax Due

\$ 0.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 07 \_\_\_\_\_

b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity: Grantor

Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: LSN Nevada Trust u/a/d 5/30/01

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

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Banone, LLC

Address: P.O. Box 30188

City: Las Vegas

State: NV

Zip: 89173

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

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

Escrow # \_\_\_\_\_

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

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

SRAPP000066

APN: 139-31-411-073

Affix R.P.T.T. \$ 0.00

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENTS TO:

BANONE, LLC  
P.O. BOX 30188  
LAS VEGAS, NV 89173

---

### QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That

LYNITA SUE NELSON, Trustee of the LSN NEVADA TRUST u/a/d 5/30/01,  
FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,  
does hereby remise, release and forever quitclaim to

BANONE, LLC, A NEVADA LIMITED LIABILITY COMPANY  
all that real property situate in Clark County, State of Nevada, bounded and described as  
follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly referred to as: 4412 Baxter Place, Las Vegas, NV 89108

Subject to:   1. Taxes for the current fiscal year, paid current.  
              2. Conditions, covenants, restrictions, reservations, rights, rights of way and  
              easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging  
or in anywise appertaining.

Witness my/our hand(s) this

\_\_\_\_\_ day of \_\_\_\_\_, 2017

LSN NEVADA TRUST U/A/D 5/30/01

\_\_\_\_\_  
By: Lynita Sue Nelson, Investment Trustee

SRAPP000067

STATE OF NEVADA                   )  
  ) ss.  
COUNTY OF CLARK                )

On this \_\_\_\_\_  
appeared before me, a Notary Public,

\_\_\_\_\_  
personally known or proven to me to be  
the person(s) whose name(s) is/are  
subscribed to the above instrument, who  
acknowledged that he/she/they executed  
the instrument for the purposes therein  
contained.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

**EXHIBIT "A"**

Assessor's Parcel No: 139-31-411-073

LOT SIXTY-FOUR (64) IN BLOCK THREE (3) OF HYDE PARK SUBDIVISION NO. ONE (1), AS SHOWN BY MAP THEREOF ON FILE IN BOOK THREE (3) OF PLATS, PAGE FIFTY-SIX (56), IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SRAPP000069

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a. 139-31-411-073  
b. \_\_\_\_\_  
c. \_\_\_\_\_  
d. \_\_\_\_\_

**2. Type of Property:**

- a. ☐ Vacant Land      b. ☒ Single Fam. Res.  
c. ☐ Condo/Twnhse      d. ☐ 2-4 Plex  
e. ☐ Apt. Bldg      f. ☐ Comm'l/Ind'l  
g. ☐ Agricultural      h. ☐ Mobile Home  
☐ Other

**FOR RECORDERS OPTIONAL USE ONLY**

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

- 3.a. Total Value/Sales Price of Property \$ 0.00  
b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
c. Transfer Tax Value: \$ 0.00  
d. Real Property Transfer Tax Due \$ 0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 07  
b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

**5. Partial Interest: Percentage being transferred: 100 %**

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity: Grantor

Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: LSN Nevada Trust u/a/d 5/30/01  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Banone, LLC  
Address: P.O. Box 30188  
City: Las Vegas  
State: NV Zip: 89173

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_

Escrow # \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

SRAPP000070

APN: 138-23-519-054

Affix R.P.T.T. \$ 0.00

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENTS TO:

BANONE, LLC  
P.O. BOX 30188  
LAS VEGAS, NV 89173

---

### QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That

LYNITA SUE NELSON, Trustee of the LSN NEVADA TRUST u/a/d 5/30/01,  
FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,  
does hereby remise, release and forever quitclaim to

BANONE, LLC, A NEVADA LIMITED LIABILITY COMPANY  
all that real property situate in Clark County, State of Nevada, bounded and described as  
follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly referred to as: 6301 Cambria Avenue, Las Vegas, NV 89108

Subject to: 1. Taxes for the current fiscal year, paid current.  
2. Conditions, covenants, restrictions, reservations, rights, rights of way and  
easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging  
or in anywise appertaining.

Witness my/our hand(s) this

\_\_\_\_ day of \_\_\_\_\_, 2017

LSN NEVADA TRUST U/A/D 5/30/01

---

By: Lynita Sue Nelson, Investment Trustee

SRAPP000071

STATE OF NEVADA                    )  
  ) ss.  
COUNTY OF CLARK                )

On this \_\_\_\_\_  
appeared before me, a Notary Public,

\_\_\_\_\_  
personally known or proven to me to be  
the person(s) whose name(s) is/are  
subscribed to the above instrument, who  
acknowledged that he/she/they executed  
the instrument for the purposes therein  
contained.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

SRAPP000072



**EXHIBIT "A"**

Assessor's Parcel No: 138-23-519-054

LOT SEVEN (7) IN BLOCK NINE (9) OF CHARLESTON HEIGHTS TRACT 51-C, AS SHOWN BY MAP THEROF  
ON FILE IN BOOK 20 OF PLATS, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY,  
NEVADA.

SRAPP000073

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a. 138-23-519-054  
b. \_\_\_\_\_  
c. \_\_\_\_\_  
d. \_\_\_\_\_

2. Type of Property:

- a. ☐ Vacant Land b. ☒ Single Fam. Res.  
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex  
e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l  
g. ☐ Agricultural h. ☐ Mobile Home  
i. ☐ Other

FOR RECORDERS OPTIONAL USE ONLY

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3.a. Total Value/Sales Price of Property

\$ 0.00

b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )

c. Transfer Tax Value: \$ 0.00

d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 07

b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity: Grantor

Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: LSN Nevada Trust u/a/d 5/30/01

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

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Banone, LLC

Address: P.O. Box 30188

City: Las Vegas

State: NV Zip: 89173

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

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

Escrow # \_\_\_\_\_

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

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

SRAPP000074

APN: 138-36-514-034

Affix R.P.T.T. \$ 0.00

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENTS TO:

BANONE, LLC  
P.O. BOX 30188  
LAS VEGAS, NV 89173

## QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That

LYNITA SUE NELSON, Trustee of the LSN NEVADA TRUST u/a/d 5/30/01,  
FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,  
does hereby remise, release and forever quitclaim to

BANONE, LLC, A NEVADA LIMITED LIABILITY COMPANY  
all that real property situate in Clark County, State of Nevada, bounded and described as  
follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly referred to as: 5113 Churchill Avenue, Las Vegas, NV 89107

Subject to: 1. Taxes for the current fiscal year, paid current.  
2. Conditions, covenants, restrictions, reservations, rights, rights of way and  
easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging  
or in anywise appertaining.

Witness my/our hand(s) this

\_\_\_\_ day of \_\_\_\_\_, 2017

LSN NEVADA TRUST U/A/D 5/30/01

By: Lynita Sue Nelson, Investment Trustee

SRAPP000075

STATE OF NEVADA                    )  
  ) ss.  
COUNTY OF CLARK                 )

On this \_\_\_\_\_  
appeared before me, a Notary Public,

\_\_\_\_\_  
personally known or proven to me to be  
the person(s) whose name(s) is/are  
subscribed to the above instrument, who  
acknowledged that he/she/they executed  
the instrument for the purposes therein  
contained.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

SRAPP000076

**EXHIBIT "A"**

Assessor's Parcel No: 138-36-514-034

LOT NINE (9) IN BLOCK THREE (3) OF THE STELMAR SUBDIVISION TRACT 1, AS SHOWN BY MAP THEREOF  
ON FILE IN BOOK 6 OF PLATS, PAGE 41, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY  
NEVADA.

SRAPP000077

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a. 138-36-514-034  
b. \_\_\_\_\_  
c. \_\_\_\_\_  
d. \_\_\_\_\_

2. Type of Property:

- a. ☐ Vacant Land      b. ☒ Single Fam. Res.  
c. ☐ Condo/Twnhse      d. ☐ 2-4 Plex  
e. ☐ Apt. Bldg      f. ☐ Comm'l/Ind'l  
g. ☐ Agricultural      h. ☐ Mobile Home  
i. ☐ Other

FOR RECORDERS OPTIONAL USE ONLY

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3.a. Total Value/Sales Price of Property

\$ 0.00

b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )

c. Transfer Tax Value: \$ 0.00

d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 07

b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity: Grantor

Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: LSN Nevada Trust u/a/d 5/30/01

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

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Banone, LLC

Address: P.O. Box 30188

City: Las Vegas

State: NV Zip: 89173

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

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

Escrow # \_\_\_\_\_

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

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

SRAPP000078

APN: 124-31-220-093

Affix R.P.T.T. \$ 0.00

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENTS TO:

BANONE, LLC  
P.O. BOX 30188  
LAS VEGAS, NV 89173

---

## QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That

LYNITA SUE NELSON, Trustee of the LSN NEVADA TRUST u/a/d 5/30/01,  
FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,  
does hereby remise, release and forever quitclaim to

BANONE, LLC, A NEVADA LIMITED LIABILITY COMPANY  
all that real property situate in Clark County, State of Nevada, bounded and described as  
follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly referred to as: 5317 Clover Blossom Court, North Las Vegas, NV 89031

Subject to: 1. Taxes for the current fiscal year, paid current.  
2. Conditions, covenants, restrictions, reservations, rights, rights of way and  
easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging  
or in anywise appertaining.

Witness my/our hand(s) this

\_\_\_\_\_ day of \_\_\_\_\_, 2017

LSN NEVADA TRUST U/A/D 5/30/01

\_\_\_\_\_  
By: Lynita Sue Nelson, Investment Trustee

SRAPP000079

STATE OF NEVADA                    )  
  ) ss.  
COUNTY OF CLARK                 )

On this \_\_\_\_\_  
appeared before me, a Notary Public,

\_\_\_\_\_  
personally known or proven to me to be  
the person(s) whose name(s) is/are  
subscribed to the above instrument, who  
acknowledged that he/she/they executed  
the instrument for the purposes therein  
contained.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

SRAPP000080



## **EXHIBIT "A"**

Assessor's Parcel No: 124-31-220-093

### **PARCEL ONE (1):**

LOT NINETY-THREE (93) OF ARBOR GATE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 91 OF PLATS, PAGE 71 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND AS AMENDED BY THAT CERTIFICATE OF AMENDMENT RECORDED FEBRUARY 14, 2000 , IN BOOK 20000214 AS INSTRUMENT NO. 01540 AND RECORDED JANUARY 23, 2001, IN BOOK 20010123 AS INSTRUMENT NO. 01729 OF OFFICIAL RECORDS.

### **PARCEL TWO (2)**

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND ENJOYMENT IN AND TO THE ASSOCIATION PROPERTY AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COUNTRY GARDEN (ARBOR GATE) A COMMON INTEREST COMMUNITY, RECORDED FEBRUARY 25, 2000 IN BOOK 2000225 AS DOCUMENT NO. 00963, OF OFFICIAL RECORDS OF CLARK COUNTY, NEVADA, AS THE SAME MAY FROM TIME TO TIME BE AMENDED AND OR SUPPLEMENTED, WHICH EASEMENT IS APPURTENANT TO PARCEL ONE (1).

SRAPP000081

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a. 124-31-220-093  
b. \_\_\_\_\_  
c. \_\_\_\_\_  
d. \_\_\_\_\_

2. Type of Property:

- a. ☐ Vacant Land b. ☒ Single Fam. Res.  
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex  
e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l  
g. ☐ Agricultural h. ☐ Mobile Home  
Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

- 3.a. Total Value/Sales Price of Property \$ 0.00  
b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
c. Transfer Tax Value: \$ 0.00  
d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 07  
b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity: Grantor

Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: LSN Nevada Trust u/a/d 5/30/01  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Banone, LLC  
Address: P.O. Box 30188  
City: Las Vegas  
State: NV Zip: 89173

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

SRAPP000082

APN: 138-03-815-002

Affix R.P.T.T. \$ 0.00

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENTS TO:

BANONE, LLC  
P.O. BOX 30188  
LAS VEGAS, NV 89173

### QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That  
LYNITA SUE NELSON, Trustee of the LSN NEVADA TRUST u/a/d 5/30/01,  
FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,  
does hereby remise, release and forever quitclaim to  
BANONE, LLC, A NEVADA LIMITED LIABILITY COMPANY  
all that real property situate in Clark County, State of Nevada, bounded and described as  
follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly referred to as: 4133 Compass Rose Way, Las Vegas, NV 89108

Subject to: 1. Taxes for the current fiscal year, paid current.  
2. Conditions, covenants, restrictions, reservations, rights, rights of way and  
easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging  
or in anywise appertaining.

Witness my/our hand(s) this

\_\_\_\_ day of \_\_\_\_\_, 2017

LSN NEVADA TRUST U/A/D 5/30/01

By: Lynita Sue Nelson, Investment Trustee

SRAPP000083

STATE OF NEVADA                    )  
  ) ss.  
COUNTY OF CLARK                )

On this \_\_\_\_\_  
appeared before me, a Notary Public,

\_\_\_\_\_  
personally known or proven to me to be  
the person(s) whose name(s) is/are  
subscribed to the above instrument, who  
acknowledged that he/she/they executed  
the instrument for the purposes therein  
contained.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

SRAPP000084

**EXHIBIT "A"**

Assessor's Parcel No: 138-03-815-002

LOT SIX (6) IN BLOCK ONE (1) OF NEVADA CLASSIC NORTH, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 47 OF PLATS, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SRAPP000085

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 138-03-815-002  
b. \_\_\_\_\_  
c. \_\_\_\_\_  
d. \_\_\_\_\_

2. Type of Property:

- a. ☐ Vacant Land      b. ☒ Single Fam. Res.  
c. ☐ Condo/Twnhse      d. ☐ 2-4 Plex  
e. ☐ Apt. Bldg      f. ☐ Comm'l/Ind'l  
g. ☐ Agricultural      h. ☐ Mobile Home  
i. ☐ Other

**FOR RECORDERS OPTIONAL USE ONLY**

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3.a. Total Value/Sales Price of Property

\$ 0.00

b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )

c. Transfer Tax Value:

\$ 0.00

d. Real Property Transfer Tax Due

\$ 0.00

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 07

b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

W

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity: Grantor

Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: LSN Nevada Trust u/a/d 5/30/01

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

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Banone, LLC

Address: P.O. Box 30188

City: Las Vegas

State: NV

Zip: 89173

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

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

Escrow # \_\_\_\_\_

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

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

SRAPP000086

APN: 139-19-310-032

Affix R.P.T.T. \$ 0.00

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENTS TO:

BANONE, LLC  
P.O. BOX 30188  
LAS VEGAS, NV 89173

---

### QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That

LYNITA SUE NELSON, Trustee of the LSN NEVADA TRUST u/a/d 5/30/01,  
FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,  
does hereby remise, release and forever quitclaim to

BANONE, LLC, A NEVADA LIMITED LIABILITY COMPANY  
all that real property situate in Clark County, State of Nevada, bounded and described as  
follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly referred to as: 4601 Concord Village Drive, Las Vegas, NV 89108

Subject to: 1. Taxes for the current fiscal year, paid current.  
2. Conditions, covenants, restrictions, reservations, rights, rights of way and  
easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging  
or in anywise appertaining.

Witness my/our hand(s) this

\_\_\_\_\_ day of \_\_\_\_\_, 2017

LSN NEVADA TRUST U/A/D 5/30/01

---

By: Lynita Sue Nelson, Investment Trustee

SRAPP000087

STATE OF NEVADA                    )  
  ) ss.  
COUNTY OF CLARK                 )

On this \_\_\_\_\_  
appeared before me, a Notary Public,

\_\_\_\_\_  
personally known or proven to me to be  
the person(s) whose name(s) is/are  
subscribed to the above instrument, who  
acknowledged that he/she/they executed  
the instrument for the purposes therein  
contained.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

SRAPP000088



**EXHIBIT "A"**

Assessor's Parcel No: 139-19-310-032

LOT TWENTY FOUR (24) IN BLOCK THREE (3) OF CONCORD VILLAGE PHASE 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 32 OF PLATS, PAGE 33 AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 20, 1984, IN BOOK 2024, AS DOCUMENT NO. 1983879, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SRAPP000089

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a. 139-19-310-032  
b. \_\_\_\_\_  
c. \_\_\_\_\_  
d. \_\_\_\_\_

2. Type of Property:

- a. ☐ Vacant Land b. ☒ Single Fam. Res.  
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex  
e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l  
g. ☐ Agricultural h. ☐ Mobile Home  
☐ Other

FOR RECORDERS OPTIONAL USE ONLY

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

- 3.a. Total Value/Sales Price of Property \$ 0.00  
b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
c. Transfer Tax Value: \$ 0.00  
d. Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 07 \_\_\_\_\_  
b. Explain Reason for Exemption: Transfer without consideration to or from a trust. \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity: Grantor

Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: LSN Nevada Trust u/a/d 5/30/01  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Banone, LLC  
Address: P.O. Box 30188  
City: Las Vegas  
State: NV Zip: 89173

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

SRAPP000090

APN: 138-23-519-014

Affix R.P.T.T. \$ 0.00

**WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENTS TO:**

BANONE, LLC  
P.O. BOX 30188  
LAS VEGAS, NV 89173

---

**QUITCLAIM DEED**

THIS INDENTURE WITNESSETH: That  
LYNITA SUE NELSON, Trustee of the LSN NEVADA TRUST u/a/d 5/30/01,  
FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,  
does hereby remise, release and forever quitclaim to  
BANONE, LLC, A NEVADA LIMITED LIABILITY COMPANY  
all that real property situate in Clark County, State of Nevada, bounded and described as  
follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly referred to as: 6304 Guadalupe Avenue, Las Vegas, Nevada 89108

Subject to: 1. Taxes for the current fiscal year, paid current.  
2. Conditions, covenants, restrictions, reservations, rights, rights of way and  
easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging  
or in anywise appertaining.

Witness my/our hand(s) this

\_\_\_\_ day of \_\_\_\_\_, 2017

LSN NEVADA TRUST U/A/D 5/30/01

---

By: Lynita Sue Nelson, Investment Trustee

SRAPP000091

STATE OF NEVADA                    )  
  ) ss.  
COUNTY OF CLARK                 )

On this \_\_\_\_\_  
appeared before me, a Notary Public,

\_\_\_\_\_  
personally known or proven to me to be  
the person(s) whose name(s) is/are  
subscribed to the above instrument, who  
acknowledged that he/she/they executed  
the instrument for the purposes therein  
contained.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

**EXHIBIT "A"**

Assessor's Parcel No: 138-23-519-014

LOT 19 IN BLOCK 7 OF CHARLESTON HEIGHTS TRACT NO. 51-C, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 20 OF PLATS, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY NEVADA.

SRAPP000093

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a. 138-23-519-014  
b. \_\_\_\_\_  
c. \_\_\_\_\_  
d. \_\_\_\_\_

2. Type of Property:

- a. ☐ Vacant Land      b. ☒ Single Fam. Res.  
c. ☐ Condo/Twnhse      d. ☐ 2-4 Plex  
e. ☐ Apt. Bldg      f. ☐ Comm'l/Ind'l  
g. ☐ Agricultural      h. ☐ Mobile Home  
☐ Other

FOR RECORDERS OPTIONAL USE ONLY

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3.a. Total Value/Sales Price of Property

\$ 0.00

b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )

c. Transfer Tax Value: \$ 0.00

d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 07

b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity: Grantor

Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: LSN Nevada Trust u/a/d 5/30/01

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

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Banone, LLC

Address: P.O. Box 30188

City: Las Vegas

State: NV Zip: 89173

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

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

Escrow # \_\_\_\_\_

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

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

SRAPP000094

APN: 124-28-814-010

Affix R.P.T.T. \$ 0.00

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENTS TO:

BANONE, LLC  
P.O. BOX 30188  
LAS VEGAS, NV 89173

---

### QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That  
LYNITA SUE NELSON, Trustee of the LSN NEVADA TRUST u/a/d 5/30/01,  
FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,  
does hereby remise, release and forever quitclaim to  
BANONE, LLC, A NEVADA LIMITED LIABILITY COMPANY  
all that real property situate in Clark County, State of Nevada, bounded and described as  
follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly referred to as: 1301 Heather Ridge Road, North Las Vegas, NV 89031

Subject to: 1. Taxes for the current fiscal year, paid current.  
2. Conditions, covenants, restrictions, reservations, rights, rights of way and  
easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging  
or in anywise appertaining.

Witness my/our hand(s) this

\_\_\_\_ day of \_\_\_\_\_, 2017

LSN NEVADA TRUST U/A/D 5/30/01

---

By: Lynita Sue Nelson, Investment Trustee

SRAPP000095

STATE OF NEVADA                    )  
  ) ss.  
COUNTY OF CLARK                 )

On this \_\_\_\_\_  
appeared before me, a Notary Public,

\_\_\_\_\_  
personally known or proven to me to be  
the person(s) whose name(s) is/are  
subscribed to the above instrument, who  
acknowledged that he/she/they executed  
the instrument for the purposes therein  
contained.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_



**EXHIBIT "A"**

Assessor's Parcel No: 124-28-814-010

LOT FORTY-ONE (41) IN BLOCK FIFTEEN (15) OF ELDORADO-R1-65 NO. 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 44, OF PLATS, PAGE 38, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA; AND BY CERTIFICATE OF AMENDMENT RECORDED FEBRUARY 7, 1990 IN BOOK 900207 OF OFFICIAL RECORDS AS DOCUMENT NO. 00491 AND AUGUST 20, 1990 IN BOOK 900820 OF OFFICIAL RECORDS AS DOCUMENT NO. 00802.

SRAPP000097

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a. 124-28-814-010  
b.  
c.  
d.

2. Type of Property:

- a. ☐ Vacant Land b. ☒ Single Fam. Res.  
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex  
e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l  
g. ☐ Agricultural h. ☐ Mobile Home  
☐ Other

FOR RECORDERS OPTIONAL USE ONLY

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3.a. Total Value/Sales Price of Property

\$ 0.00

b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )

c. Transfer Tax Value:

\$ 0.00

d. Real Property Transfer Tax Due

\$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 07 \_\_\_\_\_

b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity: Grantor

Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: LSN Nevada Trust u/a/d 5/30/01

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

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Banone, LLC

Address: P.O. Box 30188

City: Las Vegas

State: NV

Zip: 89173

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

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

Escrow # \_\_\_\_\_

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

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

SRAPP000098

APN: 161-20-712-026

Affix R.P.T.T. \$ 0.00

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENTS TO:

BANONE, LLC  
P.O. BOX 30188  
LAS VEGAS, NV 89173

---

### QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That  
LYNITA SUE NELSON, Trustee of the LSN NEVADA TRUST u/a/d 5/30/01,  
FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,  
does hereby remise, release and forever quitclaim to  
BANONE, LLC, A NEVADA LIMITED LIABILITY COMPANY  
all that real property situate in Clark County, State of Nevada, bounded and described as  
follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.  
Commonly referred to as: 4820 Marnell Drive, Las Vegas, NV 89121

Subject to: 1. Taxes for the current fiscal year, paid current.  
2. Conditions, covenants, restrictions, reservations, rights, rights of way and  
easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging  
or in anywise appertaining.

Witness my/our hand(s) this

\_\_\_\_ day of \_\_\_\_\_, 2017

LSN NEVADA TRUST U/A/D 5/30/01

---

By: Lynita Sue Nelson, Investment Trustee

SRAPP000099

STATE OF NEVADA                    )  
  ) ss.  
COUNTY OF CLARK                 )

On this \_\_\_\_\_  
appeared before me, a Notary Public,

\_\_\_\_\_  
personally known or proven to me to be  
the person(s) whose name(s) is/are  
subscribed to the above instrument, who  
acknowledged that he/she/they executed  
the instrument for the purposes therein  
contained.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

**EXHIBIT "A"**

Assessor's Parcel No: 161-20-712-026

LOT SEVEN HUNDRED EIGHTY-TWO (782) IN BLOCK TWENTY-FIVE (25) OF DESERT HILLS UNIT NO. 8, AS SHOWN BY MAP THEROF ON FILE IN BOOK 10, OF PLATS, PAGE 64, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

SRAPP000101

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a. 161-20-712-026  
b. \_\_\_\_\_  
c. \_\_\_\_\_  
d. \_\_\_\_\_

2. Type of Property:

- a. ☐ Vacant Land b. ☒ Single Fam. Res.  
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex  
e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l  
g. ☐ Agricultural h. ☐ Mobile Home  
i. ☐ Other

FOR RECORDERS OPTIONAL USE ONLY

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3.a. Total Value/Sales Price of Property

\$ 0.00

b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )

c. Transfer Tax Value:

\$ 0.00

d. Real Property Transfer Tax Due

\$ 0.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 07 \_\_\_\_\_

b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity: Grantor

Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: LSN Nevada Trust u/a/d 5/30/01

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

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Banone, LLC

Address: P.O. Box 30188

City: Las Vegas

State: NV

Zip: 89173

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

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

Escrow # \_\_\_\_\_

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

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

SRAPP000102

APN: 179-34-614-071

Affix R.P.T.T. \$ 0.00

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENTS TO:

BANONE, LLC  
P.O. BOX 30188  
LAS VEGAS, NV 89173

---

### QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That

LYNITA SUE NELSON, Trustee of the LSN NEVADA TRUST u/a/d 5/30/01,  
FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,  
does hereby remise, release and forever quitclaim to

BANONE, LLC, A NEVADA LIMITED LIABILITY COMPANY  
all that real property situate in Clark County, State of Nevada, bounded and described as  
follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly referred to as: 1608 Rusty Ridge Lane, Henderson, NV 89002

Subject to: 1. Taxes for the current fiscal year, paid current.  
2. Conditions, covenants, restrictions, reservations, rights, rights of way and  
easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging  
or in anywise appertaining.

Witness my/our hand(s) this

\_\_\_\_\_ day of \_\_\_\_\_, 2017

LSN NEVADA TRUST U/A/D 5/30/01

---

By: Lynita Sue Nelson, Investment Trustee

SRAPP000103

STATE OF NEVADA                    )  
  ) ss.  
COUNTY OF CLARK                )

On this \_\_\_\_\_  
appeared before me, a Notary Public,

\_\_\_\_\_

\_\_\_\_\_

personally known or proven to me to be  
the person(s) whose name(s) is/are  
subscribed to the above instrument, who  
acknowledged that he/she/they executed  
the instrument for the purposes therein  
contained.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_



## EXHIBIT A

### PARCEL I:

LOT TWO (2) IN BLOCK TWENTY-FOUR (24) OF OLD VEGAS RANCH UNIT 1 (HIGH NOON), A COMMON INTEREST COMMUNITY, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 106 OF PLATS, PAGE 61, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH ASSOCIATED GARAGE UNIT, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS OF HIGH NOON AT OLD VEGAS RANCH, RECORDED OCTOBER 9, 2002 IN BOOK 20021009 AS DOCUMENT NO. 00581.

### PARCEL II:

A NON-EXCLUSIVE EASEMENT OF REASONABLE INGRESS, EGRESS AND USE IN, TO AND OVER THE COMMON ELEMENTS AS SET FORTH AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR OLD VEGAS RANCH RECORDED OCTOBER 3, 2002 IN BOOK 20021003 AS DOCUMENT NO. 01559 OF OFFICIAL RECORDS.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a. 179-34-614-071  
b. \_\_\_\_\_  
c. \_\_\_\_\_  
d. \_\_\_\_\_

2. Type of Property:

- a. ☐ Vacant Land      b. ☐ Single Fam. Res.  
c. ☒ Condo/Twnhse      d. ☐ 2-4 Plex  
e. ☐ Apt. Bldg      f. ☐ Comm'l/Ind'l  
g. ☐ Agricultural      h. ☐ Mobile Home  
i. ☐ Other

FOR RECORDERS OPTIONAL USE ONLY

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

- 3.a. Total Value/Sales Price of Property \$ 0.00  
b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
c. Transfer Tax Value: \$ 0.00  
d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 06  
b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity: Grantor

Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: LSN Nevada Trust u/a/d 5/30/01  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Banone, LLC  
Address: P.O. Box 30188  
City: Las Vegas  
State: NV Zip: 89173

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_

Escrow # \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

SRAPP000106

APN: 139-19-213-073

Affix R.P.T.T. \$ 0.00

**WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENTS TO:**

BANONE, LLC  
P.O. BOX 30188  
LAS VEGAS, NV 89173

---

**QUITCLAIM DEED**

THIS INDENTURE WITNESSETH: That

LYNITA SUE NELSON, Trustee of the LSN NEVADA TRUST u/a/d 5/30/01,  
FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,  
does hereby remise, release and forever quitclaim to  
BANONE, LLC, A NEVADA LIMITED LIABILITY COMPANY  
all that real property situate in Clark County, State of Nevada, bounded and described as  
follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly referred to as: 4612 Sawyer Avenue, Las Vegas, NV 89108

Subject to:   1. Taxes for the current fiscal year, paid current.  
                  2. Conditions, covenants, restrictions, reservations, rights, rights of way and  
                  easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging  
or in anywise appertaining.

Witness my/our hand(s) this

\_\_\_\_\_ day of \_\_\_\_\_, 2017

LSN NEVADA TRUST U/A/D 5/30/01

---

By: Lynita Sue Nelson, Investment Trustee

SRAPP000107

STATE OF NEVADA                    )  
  ) ss.  
COUNTY OF CLARK                )

On this \_\_\_\_\_  
appeared before me, a Notary Public,

\_\_\_\_\_  
personally known or proven to me to be  
the person(s) whose name(s) is/are  
subscribed to the above instrument, who  
acknowledged that he/she/they executed  
the instrument for the purposes therein  
contained.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

**EXHIBIT "A"**

Assessor's Parcel No: 139-19-213-073

LOT 49 IN BLOCK 6 OF COLLEGE HEIGHTS #3-A AS SHOWN BY MAP THEREOF ON FILE IN BOOK 9 OF PLATS, PAGE 42 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a. 139-19-213-073  
b. \_\_\_\_\_  
c. \_\_\_\_\_  
d. \_\_\_\_\_

**2. Type of Property:**

- a. ☐ Vacant Land      b. ☒ Single Fam. Res.  
c. ☐ Condo/Twnhse      d. ☐ 2-4 Plex  
e. ☐ Apt. Bldg      f. ☐ Comm'l/Ind'l  
g. ☐ Agricultural      h. ☐ Mobile Home  
i. ☐ Other

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 0.00  
b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
c. Transfer Tax Value: \$ 0.00  
d. Real Property Transfer Tax Due \$ 0.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 07  
b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

**5. Partial Interest: Percentage being transferred: 100 %**

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity: Grantor

Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: LSN Nevada Trust u/a/d 5/30/01  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Banone, LLC  
Address: P.O. Box 30188  
City: Las Vegas  
State: NV Zip: 89173

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: _____	Escrow # _____
Address: _____	
City: _____	State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

SRAPP000110

APN: 138-12-415-012

Affix R.P.T.T. \$ 0.00

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENTS TO:

BANONE, LLC  
P.O. BOX 30188  
LAS VEGAS, NV 89173

### QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That  
LYNITA SUE NELSON, Trustee of the LSN NEVADA TRUST u/a/d 5/30/01,  
FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,  
does hereby remise, release and forever quitclaim to  
BANONE, LLC, A NEVADA LIMITED LIABILITY COMPANY  
all that real property situate in Clark County, State of Nevada, bounded and described as  
follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Commonly referred to as: 3301 Terra Bella Drive, Las Vegas, NV 89108

Subject to: 1. Taxes for the current fiscal year, paid current.  
2. Conditions, covenants, restrictions, reservations, rights, rights of way and  
easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging  
or in anywise appertaining.

Witness my/our hand(s) this

\_\_\_\_ day of \_\_\_\_\_, 2017

LSN NEVADA TRUST U/A/D 5/30/01

By: Lynita Sue Nelson, Investment Trustee

SRAPP000111

STATE OF NEVADA                   )  
  ) ss.  
COUNTY OF CLARK                )

On this \_\_\_\_\_  
appeared before me, a Notary Public,

\_\_\_\_\_

\_\_\_\_\_

personally known or proven to me to be  
the person(s) whose name(s) is/are  
subscribed to the above instrument, who  
acknowledged that he/she/they executed  
the instrument for the purposes therein  
contained.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_



**EXHIBIT "A"**

Assessor's Parcel No: 138-12-415-012

LOT TWENTY (20), IN BLOCK TWO (2), OF NEW CENTURY UNIT NINE (9), AS SHOWN BY MAP THEROF ON  
FILE IN BOOK 35 OF PLATS, PAGE 36, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY,  
NEVADA.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a. 138-12-415-012  
b. \_\_\_\_\_  
c. \_\_\_\_\_  
d. \_\_\_\_\_

2. Type of Property:

- a. ☐ Vacant Land      b. ☒ Single Fam. Res.  
c. ☐ Condo/Twnhse      d. ☐ 2-4 Plex  
e. ☐ Apt. Bldg      f. ☐ Comm'l/Ind'l  
g. ☐ Agricultural      h. ☐ Mobile Home  
☐ Other

FOR RECORDERS OPTIONAL USE ONLY

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

- 3.a. Total Value/Sales Price of Property \$ 0.00  
b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
c. Transfer Tax Value: \$ 0.00  
d. Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 06  
b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity: Grantor

Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: LSN Nevada Trust u/a/d 5/30/01  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Banone, LLC  
Address: P.O. Box 30188  
City: Las Vegas  
State: NV Zip: 89173

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_

Escrow # \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

SRAPP000114

EXHIBIT “5”

EXHIBIT “5”

**APN: 139-08-512-015**

**When recorded, return to:**  
**Lynita Nelson**  
**c/o Dickerson Law Group**  
**1745 Village Center Circle**  
**Las Vegas, Nevada 89134**

**Mail tax bills to:**  
**Lynita Nelson**  
**3316 Chesterbrook Court**  
**Las Vegas, Nevada 89135**

(2)

**Inst #: 20150213-0001070**

**Fees: \$18.00**

**N/C Fee: \$0.00**

**02/13/2015 09:27:44 AM**

**Receipt #: 2314294**

**Requestor:**

**JUNES LEGAL SERVICES**

**Recorded By: DXI Pgs: 2**

**DEBBIE CONWAY**

**CLARK COUNTY RECORDER**

**ASSIGNMENT OF NOTE AND DEED OF TRUST**

The undersigned, ERIC L. NELSON, as Manager of Banone, LLC, a Nevada limited liability company, as Beneficiary ("Assignor"), pursuant to Court Order, hereby grants, conveys, assigns and transfers to the LSN NEVADA TRUST, LYNITA NELSON as Investment Trustee ("Assignee"), all beneficial interest under the Deed of Trust dated the 2<sup>nd</sup> day of January, 2012, between Wendell D. and Laurreta G. McGowan, whose address is 2209 Farmouth Circle, North Las Vegas, NV 89032, as Trustors; Nations Title Company of Nevada, a Nevada Corporation, whose address is 3036 East Russell Road, Las Vegas, NV 89120, as Trustee; and Banone, LLC, a Nevada limited liability company, whose address is 3611 S. Lindell Rd., Ste. 201, Las Vegas, NV 89103, Assignor herein, as Beneficiary, recorded on January 23, 2012, under Recording No. 201201230000117, records of Clark County, Nevada, together with the promissory note(s) therein described, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Deed of trust.


Assignee is not assuming any obligations or liabilities to the maker under the Note or Deed of Trust described herein and shall not hereafter be deemed to have assumed any such obligations or liabilities except that Assignee agrees that, at such time as the maker has fully paid and performed all obligations set forth in the Note and Deed

SRAPP000116

of Trust described herein, Assignee will deliver to the maker a full reconveyance under the Deed of Trust.

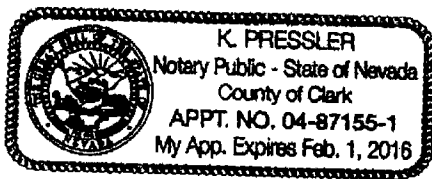
Dated this \_\_\_\_ day of January, 2015.

BANONE, LLC  
a Nevada Limited Liability Company

  
\_\_\_\_\_  
ERIC L. NELSON, Manager

STATE OF NEVADA                    )  
  ) ss  
COUNTY OF CLARK                )

On this 30<sup>th</sup> day of January, 2015, before me, the undersigned, a Notary Public in and for said County and State ERIC L. NELSON personally appeared, known to me to be the person whose name is subscribed to the above instrument, and he acknowledged to me that he executed the same freely and voluntarily and for the uses and purpose therein mentioned.




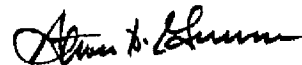
  
\_\_\_\_\_  
NOTARY PUBLIC

EXHIBIT “6”

EXHIBIT “6”



CLERK OF THE COURT

1 **ORDER**  
2 **THE DICKERSON LAW GROUP**  
3 **ROBERT P. DICKERSON, ESQ.**  
4 Nevada Bar No. 000945  
5 **JOSEF M. KARACSONYI, ESQ.**  
6 Nevada Bar No. 010634  
7 1745 Village Center Circle  
8 Las Vegas, Nevada 89134  
9 Telephone: (702) 388-8600  
10 Facsimile: (702) 388-0210  
11 Email: info@dickersonlawgroup.com  
12 Attorneys for LYNITA SUE NELSON

13 **EIGHTH JUDICIAL DISTRICT COURT**  
14 **FAMILY DIVISION**

15 **CLARK COUNTY, NEVADA**

16 **ERIC L. NELSON,** )  
17 **Plaintiff/Counterdefendant,** )  
18 **v.** )

19 **LYNITA SUE NELSON,** )  
20 **Defendant/Counterclaimant.** )

CASE NO. D-09-411537-D  
DEPT NO. "O"

21 **ERIC L. NELSON NEVADA TRUST** )  
22 **dated May 30, 2001, and LSN NEVADA** )  
23 **TRUST dated May 30, 2001,** )  
24 **Necessary Parties (joined in this** )  
25 **action pursuant to Stipulation and** )  
26 **Order entered on August 9, 2011)** )

27 **LANA MARTIN, as Distribution Trustee of** )  
28 **the ERIC L. NELSON NEVADA TRUST** )  
**dated May 30, 2001,** )  
**Necessary Party (joined in this action)** )

1 pursuant to Stipulation and Order )  
2 entered on August 9, 2011)/ Purported )  
3 Counterclaimant and Crossclaimant, )  
4 v. )  
5 LYNITA SUE NELSON and ERIC )  
6 NELSON, )  
7 Purported Cross-Defendant and )  
8 Counterdefendant )  
9 LYNITA SUE NELSON, )  
10 Counterclaimant, Cross-Claimant, )  
11 and/or Third Party Plaintiff, )  
12 v. )  
13 ERIC L. NELSON, individually and as the )  
14 Investment Trustee of the ERIC L. NELSON )  
15 NEVADA TRUST dated May 30, 2001; the )  
16 ERIC L. NELSON NEVADA TRUST dated )  
17 May 30, 2001; LANA MARTIN, individually, )  
18 and as the current and/or former Distribution )  
19 Trustee of the ERIC L. NELSON NEVADA )  
20 TRUST dated May 30, 2001, and as the )  
21 former Distribution Trustee of the LSN )  
22 NEVADA TRUST dated May 30, 2001); )  
23 Counterdefendant, and/or )  
24 Cross-Defendants, and/or )  
25 Third Party Defendants. )

24 **ORDER FROM OCTOBER 21, 2013 HEARING REGARDING TRANSFER**  
25 **OF ENJOINED FUNDS FROM BNY MELLON TO BANK OF NEVADA, AND**  
26 **FURTHER INJUNCTION OF FUNDS AT BANK OF NEVADA**

26 This matter coming on for hearing on this 21<sup>st</sup> day of October, 2013, before the  
27 Honorable Frank P. Sullivan; ROBERT P. DICKERSON, ESQ., KATHERINE L.  
28 PROVOST, ESQ., and JOSEF M. KARACSONYI, ESQ., of THE DICKERSON LAW



1 GROUP, appearing on behalf of Defendant, LYNITA NELSON ("Lynita"), and  
2 Defendant being present; RHONDA K. FORSBERG, ESQ., of RADFORD J. SMITH,  
3 CHTD., appearing on behalf of Plaintiff, ERIC NELSON ("Eric"), and Plaintiff being  
4 present; and JEFFREY P. LUSZECK, ESQ., of SOLOMON, DWIGGINS, & FREER,  
5 LTD., appearing on behalf of the Distribution Trustee of the ERIC L. NELSON  
6 NEVADA TRUST ("ELN Trust"). The Court having reviewed and analyzed the  
7 pleadings and papers on file herein, and having heard the arguments of counsel and the  
8 parties, and good cause appearing therefore,

9 THE COURT HEREBY ORDERS that BNY MELLON WEALTH  
10 MANAGEMENT shall transfer the sum of \$1,068,000 from Account Number  
11 10594001700, held in the name of the "Investment Manager for Eric L. Nelson  
12 Trustee under Trust Agreement of Eric L. Nelson dated May 30, 2011 under  
13 Agreement dated August 24, 2006," and previously frozen by this Court, to BANK OF  
14 NEVADA, Account Number 7502338705, held in the name of the ELN Trust for the  
15 benefit of "In re: Nelson." Said account at BANK OF NEVADA shall be established  
16 in a manner to ensure that the entire amount deposited therein will be FDIC insured.

17 IT IS FURTHER ORDERED that immediately upon receipt and deposit of the  
18 aforementioned \$1,068,000 at BANK OF NEVADA, Account Number 7502338705  
19 shall be BLOCKED and FROZEN by BANK OF NEVADA indefinitely. The  
20 \$1,068,000 shall be preserved in said account, and BANK OF NEVADA shall not allow  
21 for said funds to be invested, transferred, withdrawn, or otherwise disturbed without  
22 a certified Order of this Court.

23 IT IS FURTHER ORDERED that BANK OF NEVADA shall provide copies of  
24 any monthly account statements or any other documents related to Account Number  
25 7502338705 to the undersigned attorneys upon request for same. The ELN Trust shall

26 ...

27 ...

28 ...

1 also provide any monthly account statements or other documents received related to  
2 said account to Lynita's and Eric's counsels upon receipt of same.

3 DATED this 13 day of November, 2013.

4  
5   
DISTRICT COURT JUDGE

6 FRANK P. SULLIVAN

7 Submitted by:

Approved as to Form and Content:

8 THE DICKERSON LAW GROUP

LAW OFFICE OF RADFORD J.  
SMITH, CHTD.

9  
10 By 

By \_\_\_\_\_

11 ROBERT P. DICKERSON, ESQ.  
12 Nevada Bar No. 000945  
13 KATHERINE L. PROVOST, ESQ.  
14 Nevada Bar No. 008414  
15 JOSEF M. KARACSONYI, ESQ.  
16 Nevada Bar No. 010634  
17 1745 Village Center Circle  
18 Las Vegas, Nevada 89134  
19 Attorneys for Defendant

RHONDA K. FORSBERG, ESQ.  
Nevada Bar No. 009557  
64 N. Pecos Road #700  
Henderson, Nevada 89074  
Attorneys for Plaintiff

20 Approved as to Form and Content:

SOLOMON, DWIGGINS & FREER LTD.

21 By 

22 MARK A. SOLOMON, ESQ.  
23 Nevada Bar No. 000418  
24 JEFFREY P. LUSZECK, ESQ.  
25 Nevada Bar No. 009619  
26 9060 W. Cheyenne Avenue  
27 Las Vegas, Nevada 89129  
28 Attorneys for the ELN Trust

1 also provide any monthly account statements or other documents received related to  
2 said account to Lynita's and Eric's counsels upon receipt of same.

3 DATED this \_\_\_\_\_ day of November, 2013.

4  
5 DISTRICT COURT JUDGE FRANK P. SULLIVAN

6  
7 Submitted by:

8 THE DICKERSON LAW GROUP

9  
10 By \_\_\_\_\_

11 ROBERT P. DICKERSON, ESQ.  
12 Nevada Bar No. 000945  
13 KATHERINE L. PROVOST, ESQ.  
14 Nevada Bar No. 008414  
15 JOSEF M. KARACSONYI, ESQ.  
16 Nevada Bar No. 010634  
17 1745 Village Center Circle  
18 Las Vegas, Nevada 89134  
19 Attorneys for Defendant

Approved as to Form and Content:

LAW OFFICE OF RADFORD J.  
SMITH, CHFD.

By 

RHONDA K. FORSBERG, ESQ.  
Nevada Bar No. 009557  
64 N. Pecos Road #700  
Henderson, Nevada 89074  
Attorneys for Plaintiff

18  
19 Approved as to Form and Content:

20 SOLOMON, DWIGGINS & FREER LTD.

21 By \_\_\_\_\_

22 MARK A. SOLOMON, ESQ.  
23 Nevada Bar No. 000418  
24 JEFFREY P. LUSZECK, ESQ.  
25 Nevada Bar No. 009619  
26 9060 W. Cheyenne Avenue  
27 Las Vegas, Nevada 89129  
28 Attorneys for the ELN Trust

EXHIBIT “7”

EXHIBIT “7”

  
CLERK OF THE COURT

1 NEOJ  
2 THE DICKERSON LAW GROUP  
3 ROBERT P. DICKERSON, ESQ.  
4 Nevada Bar No. 000945  
5 JOSEF M. KARACSONYI, ESQ.  
6 Nevada Bar No. 010634  
7 KATHERINE L. PROVOST, ESQ.  
8 Nevada Bar No. 008414  
9 1745 Village Center Circle  
10 Las Vegas, Nevada 89134  
11 Telephone: (702) 388-8600  
12 Facsimile: (702) 388-0210  
13 Email: info@dickersonlawgroup.com  
14 Attorneys for LYNITA SUE NELSON

DISTRICT COURT  
FAMILY DIVISION

CLARK COUNTY, NEVADA

11 ERIC L. NELSON,  
12 Plaintiff/Counterdefendant,  
13 v.  
14 LYNITA SUE NELSON,  
15 Defendant/Counterclaimant.

CASE NO. D-09-411537-D  
DEPT NO. "O"

16 ERIC L. NELSON NEVADA TRUST  
17 dated May 30, 2001, and LSN NEVADA  
18 TRUST dated May 30, 2001,

19 Necessary Parties (joined in this  
20 action pursuant to Stipulation and  
21 Order entered on August 9, 2011)

NOTICE OF ENTRY OF  
ORDER REGARDING  
TRANSFER OF PROPERTY  
AND INJUNCTIONS

21 MATT KLABACKA, as Distribution Trustee  
22 of the ERIC L. NELSON NEVADA TRUST  
23 dated May 30, 2001,

24 Counterclaimant and Crossclaimant,  
25 v.

26 LYNITA SUE NELSON and ERIC  
27 NELSON,

28 Purported Cross-Defendant and  
Counterdefendant,

1 LYNITA SUE NELSON,

2 Counterclaimant, Cross-Claimant,  
3 and/or Third Party Plaintiff,

4 v.

5 ERIC L. NELSON, individually and as the  
6 Investment Trustee of the ERIC L. NELSON  
7 NEVADA TRUST dated May 30, 2001; the  
8 ERIC L. NELSON NEVADA TRUST dated  
9 May 30, 2001; MATT KLABACKA,  
10 Distribution Trustee of the ERIC L.  
11 NELSON NEVADA TRUST dated  
12 May 30, 2001,

13 Counterdefendant, and/or  
14 Cross-Defendants, and/or  
15 Third Party Defendants.

16 TO: ERIC L. NELSON, Plaintiff; and

17 TO: RHONDA K. FORSBERG, ESQ., of RHONDA K. FORSBERG, CHTD.,  
18 Attorneys for Plaintiff;

19 TO: MARK A. SOLOMON, ESQ., and JEFFREY P. LUSZECK, ESQ., of  
20 SOLOMON, DWIGGINS & FREER, LTD., Attorneys for the Eric L. Nelson  
21 Nevada Trust:

22 PLEASE TAKE NOTICE that an ORDER REGARDING TRANSFER OF  
23 PROPERTY AND INJUNCTIONS was entered in the above-entitled matter on  
24 September 18, 2014, a copy of which is attached.

25 DATED this 22<sup>nd</sup> day of September, 2014.

26 THE DICKERSON LAW GROUP

27 By Robert P. Dickerson  
28 ROBERT P. DICKERSON, ESQ.  
Nevada Bar No. 000945  
JOSEF M. KARACSONYI, ESQ.  
Nevada Bar No. 010634  
KATHERINE L. PROVOST, ESQ.  
Nevada Bar No. 008414  
1745 Village Center Circle  
Las Vegas, Nevada 89134  
Attorneys for Defendant

1 CERTIFICATE OF SERVICE

2 Pursuant to NRCP 5(b), I certify that I am an employee of THE DICKERSON  
3 LAW GROUP, and that on this 22<sup>nd</sup> day of September, 2014, I caused the above and  
4 foregoing document entitled NOTICE OF ENTRY OF ORDER REGARDING  
5 TRANSFER OF PROPERTY AND INJUNCTIONS to be served as follows:

6 [ X ] pursuant to EDCR 8.05(a), EDCR 8.05(f), NRCP 5(b)(2)(D) and  
7 Administrative Order 14-2 captioned "In the Administrative Matter of  
8 Mandatory Electronic Service in the Eighth Judicial District Court," by  
mandatory electronic service through the Eighth Judicial District Court's  
electronic filing system;

9 [ X ] by placing same to be deposited for mailing in the United States Mail, in  
10 a sealed envelope upon which first class postage was prepaid in Las Vegas,  
Nevada;

11 [ ] pursuant to EDCR 7.26, to be sent via **facsimile**, by duly executed  
12 consent for service by electronic means;

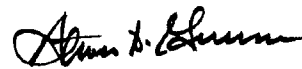
13 [ ] by hand-delivery with signed Receipt of Copy.

14 To the attorney(s) listed below at the address, email address, and/or facsimile number  
indicated below:

15 RHONDA K. FORSBERG, ESQ.  
16 RHONDA K. FORSBERG, CHARTERED  
64 North Pecos Road, Ste. 800  
17 Henderson, Nevada 89074  
[rforsberg@forsberg-law.com](mailto:rforsberg@forsberg-law.com)  
18 [mweiss@forsberg-law.com](mailto:mweiss@forsberg-law.com)  
Attorneys for Plaintiff

19  
20 MARK A. SOLOMON, ESQ.  
JEFFREY P. LUSZECK, ESQ.  
21 SOLOMON, DWIGGINS, FREER & MORSE, LTD.  
9060 W. Cheyenne Avenue  
22 Las Vegas, Nevada 89129  
[jluszeck@sdfnvlaw.com](mailto:jluszeck@sdfnvlaw.com)  
23 [sgerace@sdfnvlaw.com](mailto:sgerace@sdfnvlaw.com)  
Attorneys for Distribution Trustee of the ELN Trust

24  
25   
26 An employee of The Dickerson Law Group  
27  
28

  
CLERK OF THE COURT

1 **ORDR**  
2 **THE DICKERSON LAW GROUP**  
3 **ROBERT P. DICKERSON, ESQ.**  
4 Nevada Bar No. 000945  
5 **JOSEF M. KARACSONYI, ESQ.**  
6 Nevada Bar No. 010634  
7 1745 Village Center Circle  
8 Las Vegas, Nevada 89134  
9 Telephone: (702) 388-8600  
10 Facsimile: (702) 388-0210  
11 Email: info@dickersonlawgroup.com  
12 Attorneys for LYNITA SUE NELSON

8 **EIGHTH JUDICIAL DISTRICT COURT**  
9 **FAMILY DIVISION**

10 **CLARK COUNTY, NEVADA**

11 **ERIC L. NELSON,**  
12 **Plaintiff/Counterdefendant,**  
13 **v.**

14 **LYNITA SUE NELSON,**  
15 **Defendant/Counterclaimant.**

**CASE NO. D-09-411537-D**  
**DEPT NO. "O"**

16 **ERIC L. NELSON NEVADA TRUST**  
17 **dated May 30, 2001, and LSN NEVADA**  
18 **TRUST dated May 30, 2001,**

19 **Necessary Parties (joined in this**  
20 **action pursuant to Stipulation and**  
21 **Order entered on August 9, 2011)**

**Date of Hearing: June 4, 2014**  
**Time of Hearing: 9:00 a.m.**

22 **MATT KLABACKA, as Distribution Trustee**  
23 **of the ERIC L. NELSON NEVADA TRUST**  
24 **dated May 30, 2001,**

25 **Counterclaimant and Crossclaimant,**  
26 **v.**

27 **LYNITA SUE NELSON and ERIC**  
28 **NELSON,**

**Purported Cross-Defendant and**  
**Counterdefendant,**



1 LYNITA SUE NELSON,

2 Counterclaimant, Cross-Claimant,  
3 and/or Third Party Plaintiff,

4 v.

5 ERIC L. NELSON, individually and as the  
6 Investment Trustee of the ERIC L. NELSON  
7 NEVADA TRUST dated May 30, 2001; the  
8 ERIC L. NELSON NEVADA TRUST dated  
9 May 30, 2001; MATT KLABACKA,  
10 Distribution Trustee of the ERIC L.  
11 NELSON NEVADA TRUST dated  
12 May 30, 2001,

13 Counterdefendant, and/or  
14 Cross-Defendants, and/or  
15 Third Party Defendants.

16 **ORDER REGARDING TRANSFER OF PROPERTY AND INJUNCTIONS**

17 This matter coming on for hearing on this 4<sup>th</sup> day of June, 2014, before the  
18 Honorable Frank P. Sullivan, on the ELN Trust's Status Report and Request for Stay  
19 Pending Entry of Final Decree of Divorce; ROBERT P. DICKERSON, ESQ.,  
20 KATHERINE L. PROVOST, ESQ., and JOSEF M. KARACSONYI, ESQ., of THE  
21 DICKERSON LAW GROUP, appearing on behalf of Defendant, LYNITA NELSON  
22 ("Lynita"), individually and as Trustee of LSN NEVADA TRUST dated May 30, 2001  
23 ("LSN Trust"), and Defendant being present; RHONDA K. FORSBERG, ESQ., of  
24 RHONDA K. FORSBERG, CHTD., appearing on behalf of Plaintiff, ERIC NELSON  
25 ("Eric"), and Plaintiff being present; and MARK A. SOLOMON, ESQ., and JEFFREY  
26 P. LUSZECK, ESQ., of SOLOMON, DWIGGINS, & FREER, LTD., appearing on  
27 behalf of the Distribution Trustee of the ERIC L. NELSON NEVADA TRUST dated  
28 May 30, 2001 ("ELN Trust"). The Court having reviewed and analyzed the pleadings  
and papers on file herein, and having heard the arguments of counsel and the parties,  
and good cause appearing therefore,

...

...

1 THE COURT FINDS that on May 23, 2004, the Nevada Supreme Court  
2 entered Orders Denying Petitions for Writs of Prohibition ("Orders"), denying the  
3 petitions for writ of prohibition filed by the ELN Trust.

4 THE COURT FURTHER FINDS that although it could be argued that the  
5 Orders entered by the Nevada Supreme Court permit the Court to distribute all  
6 properties in accordance with the Decree of Divorce ("Decree") entered June 3, 2013,  
7 the Court is not inclined to dissolve or modify the injunctions previously issued by the  
8 Court at this time, except as otherwise specifically set forth below.

9 THE COURT FURTHER FINDS that for the past year, Lynita has not received  
10 the approximately \$20,000 per month the Court anticipated she would have from the  
11 income from properties awarded to her and/or the LSN Trust in the Decree, and from  
12 her lump sum alimony.

13 THE COURT FURTHER FINDS that \$324,000 of the lump sum alimony  
14 awarded to Lynita in the Decree should be released to Lynita at this time, from the  
15 \$1,068,000 previously enjoined by the Court at Bank of Nevada. Such lump sum  
16 represents the \$20,000 the Court anticipated Lynita would receive from June, 2013,  
17 to June, 2014, for a total of \$240,000, and the remaining \$84,000 represents \$7,000  
18 per month in alimony (awarded in the Decree as a lump sum) for June, 2014, to June,  
19 2015 while this matter continues to be litigated. The Court entered a separate order  
20 for the payment of said funds in Open Court, however, while such Order states that the  
21 payment would be made to Lynita such payment shall be secured by property enjoined  
22 herein as further set forth below.

23 THE COURT FURTHER FINDS that the parties stipulated to the payment of  
24 Larry L. Bertsch, CPA & Associates in accordance with the Decree from the \$1,068,000  
25 previously enjoined by the Court at Bank of Nevada. The Court entered a separate  
26 order for the release of said funds in Open Court.

27 THE COURT FURTHER FINDS that the LSN Trust is entitled to any income  
28 it should have received from the properties awarded to the LSN Trust in the Decree

1 from the date of divorce to present date. Lynita and the LSN Trust are not waiving  
2 any claim to prejudgment or postjudgment interest they may have on any sums they  
3 are entitled to under the Decree.

4 THE COURT FURTHER FINDS that it is not inclined to stay these  
5 proceedings as this matter has been pending since 2009. Lynita should receive the  
6 income from the properties awarded to her or the LSN Trust at this time, and the  
7 Banone and Lindell properties shall be transferred to the LSN Trust at this time so she  
8 can manage same and receive the rental payments from same. Eric has had control of  
9 such properties for the past year while the petitions for writ of prohibition were  
10 pending before the Nevada Supreme Court. Although the Banone and Lindell  
11 properties are being transferred to the LSN Trust, the properties should be enjoined  
12 from being sold, encumbered, or used as collateral without an Order of the Court to  
13 allow for the preservation of same pending any appeal of this matter.

14 THE COURT FURTHER FINDS that the parties' respective interests in the  
15 Brian Head cabin should be enjoined from being sold, encumbered, or used as collateral  
16 without an Order of the Court, to allow for the preservation of same pending any  
17 appeal of this matter.

18 THE COURT FURTHER FINDS that the provisions contained in this order are  
19 intended to preserve the real property described herein, and to secure with enjoined  
20 property(ies) any monetary amounts owed by the parties, or transferred to the parties.

21 Accordingly, and for good cause appearing therefor,

22 IT IS HEREBY ORDERED that the ELN Trust shall transfer, and execute any  
23 necessary deeds to transfer, the Lindell and Banone, LLC properties to the LSN Trust  
24 by no later than 5:00 p.m. on June 12, 2014. The LSN Trust shall be permitted to  
25 manage the Lindell and Banone, LLC properties, and shall receive all rents received  
26 therefrom, but shall not sell, collateralize, or encumber such properties without an  
27 order of this Court. After such transfers the LSN Trust shall provide quarterly  
28 accountings to Eric and the ELN Trust regarding such properties.

1 IT IS FURTHER ORDERED that all parties are enjoined from selling,  
2 collateralizing, or encumbering their interest in the Brian Head cabin absent further  
3 order of this Court.

4 IT IS FURTHER ORDERED that the \$324,000 being released to Lynita from  
5 the \$1,068,000 in the blocked account at Bank of Nevada, will be secured by the LSN  
6 Trust's interests in the properties enjoined herein.

7 IT IS FURTHER ORDERED that the ELN Trust shall pay to the LSN Trust the  
8 \$75,000 reimbursement related to the Wyoming Downs decision by the close of  
9 business on June 16, 2014. If there are any issues with such payment that the ELN  
10 Trust would like to address it may do so at the hearing currently scheduled for June 16,  
11 2014 at 9:00 a.m.

12 IT IS FURTHER ORDERED that if Lynita and/or the LSN Trust plan on  
13 evicting Eric from the Lindell property they must first submit the issue to the Court.

14 IT IS FURTHER ORDERED that Lynita is entitled to the income from the  
15 properties awarded to the LSN Trust in the Decree from the date of the Decree to  
16 present date. To determine the amount the LSN Trust is entitled to, Eric and the ELN  
17 Trust shall provide an accounting of the income and payments received from the  
18 Lindell property, Banone, LLC properties, JB Ramos Note, and Russell Road from the  
19 date of divorce to present date by no later than September 2, 2014 (90 days from the  
20 date of this hearing). Going forward, Eric shall provide monthly accountings for any  
21 income/payments received from properties awarded to the LSN Trust until such time  
22 as such properties are transferred to Lynita or the LSN Trust.

23 IT IS FURTHER ORDERED that once Eric and the ELN Trust provide the  
24 accountings ordered herein the parties can address with the Court any issues related  
25 to same, and the payment, and security of payment, of any amounts that may be owed  
26 to Lynita and the LSN Trust.

27 ...

28 ...

1 IT IS FURTHER ORDERED that the injunctions and orders issued herein will  
2 permit the Court to make necessary adjustments to property depending on the ultimate  
3 decision made by the Nevada Supreme Court, if any appeal is filed by the parties.

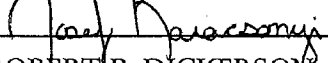
4 DATED this 16 day of September, 2014.

5  
6   
DISTRICT COURT JUDGE

7 FRANK P. SULLIVAN

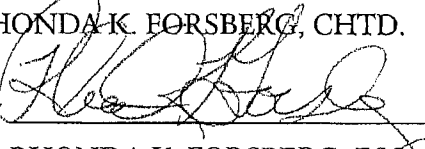
8 Submitted by:

9 THE DICKERSON LAW GROUP

10 By   
11 ROBERT P. DICKERSON, ESQ.  
12 Nevada Bar No. 000945  
13 JOSEF M. KARACSONYI, ESQ.  
14 Nevada Bar No. 010634  
15 1745 Village Center Circle  
16 Las Vegas, Nevada 89134  
17 Attorneys for Defendant

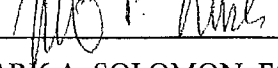
Approved as to Form and Content:

RHONDA K. FORSBERG, CHTD.

18 By   
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23 Attorneys for Plaintiff

17 Approved as to Form and ~~Content~~:

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24 9060 W. Cheyenne Avenue  
25 Las Vegas, Nevada 89129  
26 Attorneys for the ELN Trust

*Attribution - trustee of the*

EXHIBIT “8”

EXHIBIT “8”

3190

CITY NATIONAL BANK  
CITY NATIONAL BANK  
1000 BANKING OFFICE  
LAS VEGAS, NV 89101  
952-1170

SEP 19, 2014

AMOUNT  
\$6,050.00

PAY TO THE ORDER OF  
BANQUE, LLC  
2001 LAS VEGAS BLVD  
LAS VEGAS, NV 89101  
(702) 333-0000

Six Thousand Fifty and 00/100 Dollars

FOR DEPOSIT ONLY  
LSN TRUST  
1316 CHESTERBROOK COURT  
CORPORATE LAS VEGAS, NV 89115

MEMO: NY RESIDE SONY DEPOSIT

#003190# #12205606# 363-532780#

3190

Paid: 10/10/2014

3190

\$

NOTES

RECEIPT

DATE 9/19/14 NO. 484281

RECEIVED FROM Eric Nelson

ADDRESS

FOR Payment to LSN Trust

AMT. OF ACCOUNT

AMT. PAID

BALANCE DUE

HOW PAID

CASH

CHECK

MONEY ORDER

BY *[Signature]*

6,050.00

02005 RECEIPT @ 81.810

SRAPP000135

EXHIBIT “9”


EXHIBIT “9”




**CITY NATIONAL BANK**

The way up:

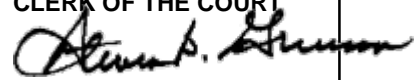
Account: 363532799  
Date Posted: 7/8/2014  
Item Number: 5304  
Amount: \$75,000.00

<b>BANONE-AZ, LLC</b> 3611 S LINDELL ROAD, STE 201 LAS VEGAS, NV 89103 (702) 362-3030		<b>CITY NATIONAL BANK</b> TWIN BANKING OFFICE LAS VEGAS, NEVADA 89103 16-1806-1220		5304
		DATE	AMOUNT	
		Jun 30, 2014	**\$75,000.00	
Seventy-Five Thousand and 00/100 Dollars				
PAY				
TO THE	LSN NV Trust			
ORDER OF	3316 Chesterbrook Court Las Vegas, NV 89135			
Memo: Per 6/4/14hearing court order		 AUTHORIZED SIGNATURE		
⑈005304⑈ ⑆122016066⑆ 363⑈532799⑈				

		
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The check image copy you requested is shown above. Your account will be debited for any fees that may apply. Please refer to your fee schedule and your next account statement for details. Thank you for banking with City National Bank.

SRAPP000137



OPPS  
THE DICKERSON KARACSONYI LAW GROUP  
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Attorneys for Lynita Sue Nelson

EIGHTH JUDICIAL DISTRICT COURT  
FAMILY DIVISION

CLARK COUNTY, NEVADA

ERIC L. NELSON,  
Plaintiff/Counterdefendant,

v.

LYNITA SUE NELSON,  
MATT KLABACKA,  
as Distribution Trustee of the  
ERIC L. NELSON NEVADA TRUST  
dated May 30, 2001,

Defendants/Counterclaimants.

CASE NO. D-09-411537-D  
DEPT NO. "O"

8/8/2017 @ 9:30AM

MATT KLABACKA, as Distribution  
Trustee of the ERIC L. NELSON  
NEVADA TRUST dated  
May 30, 2001,

Crossclaimant,

v.

LYNITA SUE NELSON, Individually  
and as Investment Trustee of the LSN  
NEVADA TRUST, dated  
May 30, 2011, and ERIC NELSON,

Cross-Defendant.

SRAPP000138

1 DEFENDANT’S OPPOSITION TO MOTION TO ENFORCE  
2 SUPREME COURT’S ORDER DATED MAY 25, 2017; MOTION  
3 TO HOLD LYNITA S. NELSON IN CONTEMPT FOR  
4 VIOLATION OF SEPTEMBER 22, 2014 ORDER; AND FOR  
5 ATTORNEYS’ FEES AND COSTS

6 AND

7 COUNTERMOTION FOR FINAL JUDGMENT CONSISTENT  
8 WITH NEVADA SUPREME COURT’S REMAND, OR IN THE  
9 ALTERNATIVE, FOR AFFIRMATION OF JOINT PRELIMINARY  
10 INJUNCTION, FOR A RECEIVER TO MANAGE PROPERTY  
11 PENDING FINAL JUDGMENT, FOR UPDATED FINANCIAL  
12 DISCLOSURES AND EXCHANGE OF FINANCIAL  
13 INFORMATION, AND FOR SALE OF PROPERTY FOR  
14 PAYMENT OF ATTORNEYS’ FEES AND COSTS

15 COMES NOW, Defendant and Cross-Defendant, LYNITA SUE  
16 NELSON (“Lynita”), by and through her counsel, ROBERT P.  
17 DICKERSON, ESQ., and JOSEF M. KARACSONYI, ESQ., of THE  
18 DICKERSON KARACSONYI LAW GROUP, and respectfully submits for  
19 the Court’s consideration her Opposition to Motion to Enforce Supreme  
20 Court’s Order Dated May 25, 2017; Motion to Hold Lynita S. Nelson in  
21 Contempt for Violation of September 22, 2014 Order; and for Attorneys’  
22 Fees and Costs, and Countermotion for Final Judgment Consistent with  
23 Nevada Supreme Court’s Remand, or in the Alternative, for Affirmation  
24 of Joint Preliminary Injunction, for a Receiver to Manage Property  
25 Pending Final Judgment, for Updated Financial Disclosures and Exchange  
26 of Financial Information, and for Sale of Property for Payment of  
27 Attorneys’ Fees and Costs (“Opposition and Countermotion”).  
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1 This Opposition and Countermotion is made and based upon the  
2 pleadings and papers on file herein, the Points and Authorities attached  
3 hereto, and any other evidence the Court may adduce at the hearing on  
4 this matter.

5 DATED this 31 day of July, 2017.

6 THE DICKERSON KARACSONYI  
7 LAW GROUP

8 By Robert P. Dickerson  
9 ROBERT P. DICKERSON, ESQ.  
10 Nevada Bar No. 000945  
11 JOSEF M. KARACSONYI, ESQ.  
12 Nevada Bar No. 010634  
13 1745 Village Center Circle  
14 Las Vegas, Nevada 89134  
15 Attorneys for Lynita Sue Nelson  
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## MEMORANDUM OF POINTS AND AUTHORITIES

### I. INTRODUCTION

The ELN Trust's Motion, although captioned a "motion to enforce the Supreme Court's Order dated May 25, 2017," does not seek to actually enforce the Supreme Court's Order. Instead, the ELN Trust seeks to have the Court transfer and distribute property without any regard to the purpose of the Nevada Supreme Court's remand. While it is true that the Supreme Court reversed the conclusions of law and division of property set forth in this Court's Decree of Divorce, the Supreme Court also confirmed and validated what this Court has said throughout this litigation: "Community property in, community property out!" Based on the extensive evidence previously provided to the Court, the Court should enter an Order on remand dividing as community property all property held in the ELN Trust and LSN Trust, as all such property was acquired by the parties during marriage, was not divided in the 1993 separate property agreement, and cannot be traced to the property divided in the 1993 separate property agreement.

### II. FACTUAL STATEMENT

#### A. The Purpose Of The Nevada Supreme Court's Remand

At pages 15-16 of its Order, the Supreme Court explained the purpose of its remand as follows:

#### *Tracing trust assets*

The parties contest whether the assets within the [Self Settled Spendthrift Trusts ("SSSTs")] remained separate property or whether, because of the many transfers of property between the trusts, the assets reverted back to community property. In a divorce involving trust assets, the district court must trace those trust assets to determine whether any community property exists within the trusts – as discussed below, the parties' respective separate property in the SSSTs would be afforded the statutory protections against court-ordered distribution, while any community property would be

1 subject to the district court's equal distribution. We  
2 conclude the district court did not trace the assets in question.

3 Eric's Trust retained a certified public accountant to  
4 prepare a report tracing the assets within the two trusts.  
5 However, as noted by the district court, the certified public  
6 accountant maintained a business relationship with Eric and  
7 Eric's Trust for more than a decade. Although the certified  
8 public accountant's report concluded that there was "no  
9 evidence that any community property was transferred to  
10 Eric's Trust or that any community property was commingled  
11 with the assets of Eric's Trust," the district court found the  
12 report and corresponding testimony to be unreliable and of  
13 little probative value. We recognize that the district court is  
14 in the best position to weigh the credibility of witnesses, and  
15 we will not substitute our judgment for that of the district  
16 court here. [Citation omitted]. However, the subject of the  
17 certified public accountant's report – the tracing of trust assets,  
18 specifically any potential commingling of trust assets with  
19 personal assets – must still be performed. *See Schmanski v.*  
20 *Schmanski*, 115 Nev. 247, 984 P.2d 752 (1999) (discussing  
21 transmutation of separate property and tracing trust assets in  
22 divorce). Without proper tracing, the district court is left with  
23 only the parties' testimony regarding the characterization of  
24 the property, which carries no weight. *See Peters v. Peters*, 92  
25 Nev. 687, 692, 557 P.2d 713, 716 (1976) ("The opinion of  
26 either spouse as to whether property is separate or community  
27 is of no weight whatsoever."). Accordingly, we conclude the  
28 district erred by not tracing the assets contained within the  
trusts, either through a reliable expert or other available  
means. Separate property contained within the spendthrift  
trusts is not subject to attachment or execution, as discussed  
below. However, if community property exists within the  
trusts, the district court shall make an equal distribution of  
that community property. *See* NRS 125.150(1)(b).

19 Order filed May 25, 2017, pgs. 15-16 (emphasis added).

20 B. The Evidence Presented At Trial Confirms That All Property Held  
21 In The ELN Trust And LSN Trust Was Acquired During Marriage,  
22 And Cannot Be Traced To Separate Property

23 At trial, the various deeds related to the properties held by the  
24 parties were admitted into evidence. All of such acquisitions occurred  
25 during the period of the parties' marriage. Furthermore, at the time of  
26 trial, none of the properties held in the ELN Trust or LSN Trust were the  
27 same as those specified in the 1993 separate property agreement, other  
28 than the Palmyra marital residence, and the parties' then forty percent  
(40%) interest in Eric Nelson Auctioneering.

1 ELN Trust's purported expert witness, Daniel Gerety, CPA (whom  
2 the Court found to lack credibility), admitted during direct examination  
3 by ELN Trust's attorney that it was not possible to trace the properties  
4 from the 1993 separate property agreement to the properties held at the  
5 time of trial:

6 Q. [] what specifically were you asked to do?

7 A. Originally we were asked to try to trace the assets from  
8 the separate property agreement that was in - - was it '93, if I  
9 remember right, '93, I think - - from '93 all the way to  
10 September of 2011 at the time and we weren't able to get all  
of those old records. We were not able to do a tracing from  
'93. The best we - - with the records that were available, was  
to go from 2001 to 2011.

11 July 8, 2012 Trial Transcript, pg. 144, line 17, to pg. 145, line 1.

12 C. Accounting Of Property

13 ELN Trust requests that the Court Order Lynita to provide copies  
14 of leases entered into with tenants of the Lindell Property and Banone  
15 LLC properties. ELN Trust further requests that Lynita be Ordered to  
16 provide quarterly accountings for said properties as ordered in the Order  
17 Regarding Transfer of Property and Injunctions entered on September 22,  
18 2014 ("Transfer and Injunction Order"). ELN Trust further requests that  
19 Lynita be sanctioned for failing to provide said accountings.

20 Lynita is not opposed to providing the leases or quarterly  
21 accountings, and will be providing same shortly once she has compiled all  
22 the information. The first time the ELN Trust requested such information  
23 was a little over thirty (30) days ago, as evidenced by its June 20, 2017  
24 correspondence.

25 Ironically, during the pendency of the appeal, Lynita discovered that  
26 the Russell Road property was no longer occupied by the Oasis Baptist  
27 Church, and was instead being leased to Blue Dog RV. The Transfer and  
28 Injunction Order, which ELN Trust alleges Lynita has violated, also

1 required the ELN Trust and Eric to “provide monthly accountings for any  
2 income/payments received from properties awarded to the LSN Trust until  
3 such time as such properties are transferred to Lynita or the LSN Trust.”  
4 Transfer and Injunction Order, pg. 5, lines 20-22. On July 18, 2016,  
5 Lynita’s counsel sent a letter to Eric’s and ELN Trust’s counsel, which  
6 stated in pertinent part:

7 It has come to our attention that the Russell Road property is  
8 no longer occupied by the Oasis Baptist Church, and is instead  
9 being leased to Blue Dog RV. This change was made without  
10 notification to, or input from, Ms. Nelson, and in complete  
11 disregard of the Court’s Decree of Divorce and Ms. Nelson’s  
12 rights under the Decree to an interest in the Russell Road  
13 property. As we predicted, Mr. Nelson is using the stay  
14 entered by the Nevada Supreme Court in an attempt to  
15 prejudice Ms. Nelson. Please immediately disclose to us the  
16 terms and conditions of the agreement Mr. Nelson entered  
17 into with Blue Dog RV, and produce a copy of any and all  
18 documents pertaining to same. Please also immediately  
19 disclose the facts and circumstances which led to the Church’s  
20 departure from the property, and any and all documents  
21 related to same.

22 **Exhibit A.**

23 On July 22, 2016, ELN Trust’s counsel responded as follows:

24 This is in response to your correspondence dated July 18,  
25 2016. The ELN Trust disagrees with your allegations of  
26 wrongdoing regarding the Russell Road property. Be advised  
27 that in light of the pending appeal, and the stay imposed by  
28 the Nevada Supreme Court, the ELN Trust does not intend to  
provide the requested information at this time.

29 **Exhibit B.** Certainly the stay entered by the Nevada Supreme Court  
30 during the pendency of the appeal applied equally to all parties. The  
31 Supreme Court issued its Remittitur on June 20, 2017, and filed same July  
32 14, 2017. Lynita should be given sufficient time to produce all quarterly  
33 accountings now that the Remittitur has issued.

34 Furthermore, the ELN Trust must be compelled to provide an  
35 accounting of all financial transactions occurring since the time of trial in  
36 this matter, and a statement of all assets. The Court will need a complete



1 picture of all of the parties' assets in order to enter and enforce a final  
2 judgment in this matter consistent with the Supreme Court's remand.

3 D. Lynita Is In Need Of Funds For Attorney's Fees And Costs

4 As of June 30, 2017 (the date of her last invoices), Lynita owed an  
5 outstanding balance of \$105,911.66 to her attorneys for her attorneys'  
6 fees and costs incurred in this divorce action and the appeal. Lynita is in  
7 need of funds to satisfy her outstanding balance for attorneys' fees and  
8 costs, and to pay for her continued representation in this matter.

9 III. LEGAL ANALYSIS

10 A. The Court Should Deny The ELN Trust's Request To Compel The  
11 Transfer Of Properties To The ELN Trust, And The Court Should  
12 Review The Evidence Previously Presented And Enter An Order  
Regarding The Character Of Property In The ELN Trust And LSN  
Trust

13 In the Decree of Divorce, the Court Ordered an equal division of the  
14 property in the ELN Trust and LSN Trust. While such division was  
15 reversed on appeal, the final result in this matter should be the same: an  
16 equal division of all property held by the parties. As set forth in the  
17 Factual Statement, all property held by the parties at the time of divorce,  
18 other than the Palmyra marital residence, and the parties' then forty  
19 percent (40%) interest in Eric Nelson Auctioneering, was acquired during  
20 marriage. All property acquired during marriage is presumed to be  
21 community property, and such presumption may only be overcome by  
22 clear and convincing evidence. *Forrest v. Forrest*, 99 Nev. 602, 604-05, 668  
23 P.2d 275, 277 (1983). The Nevada Supreme Court has defined clear and  
24 convincing evidence as follows:

25 This court has held that clear and convincing evidence must be  
26 satisfactory proof that is: "so strong and cogent as to satisfy  
27 the mind and conscience of a common man, and so to  
28 convince him that he would venture to act upon that  
conviction in matters of the highest concern and importance  
to his own interest. It need not possess such a degree of force  
as to be irresistible, but there must be evidence of tangible

1 facts from which a legitimate inference may be drawn.”  
2 [Citation omitted].

3 *In re Discipline of Drakulich*, 111 Nev. 1556, 908 P.2d 709, 715 (1995).

4 Eric and ELN Trust conceded during trial they could not trace the original  
5 source of funds used to acquire the properties held in the LSN Trust and  
6 ELN Trust to the 1993 separate property agreements. Accordingly, the  
7 Court must ultimately find that the property held by the parties is  
8 community property, and should equally divide same (with the exception  
9 of any proceeds which Lynita can trace to the sale of the Palmyra  
10 residence).

11 Because the Court must ultimately divide the property in the ELN  
12 Trust and LSN Trust as community property, it should not compel Lynita  
13 to transfer any property back to the ELN Trust, or to repay any monies  
14 previously paid to her.

15 B. If The Court Requires Additional Evidence And Proceedings, The  
16 Court Should Affirm The Joint Preliminary Injunction, Freeze The  
17 Parties' Respective Assets, And Appoint A Third-Party Receiver To  
Manage All Assets Pending A Final Determination

18 If the Court determines that it would like to receive additional  
19 evidence regarding the character of the parties' property, the Court should  
20 expressly affirm the Joint Preliminary Injunction previously entered, and  
21 require all parties to transfer their property to a third-party receiver until  
22 a final decision is rendered in this matter. EDCR 5.517 requires the  
23 issuance of a joint preliminary injunction upon the request of any party,  
24 to prohibit all parties, and “their officers, agents, servants, employees, or  
25 a person in active concert or participation with them from: (1)  
26 Transferring, encumbering, concealing, selling, or otherwise disposing of  
27 any of the joint, common, or community property of the parties or any  
28 property that is subject of a claim of community interest, except in the

1 usual course of conduct or for the necessities of life or for retention of  
2 counsel . . . .” NRS 125.050 requires the Court to “make such restraining  
3 order or other order as appears necessary to prevent the act or conduct  
4 and preserve the status quo pending final determination of the cause.”  
5 The Court has had difficulty in the past compelling Eric and ELN Trust  
6 to preserve assets, and to seek Court approval prior to acquiring,  
7 transferring, or liquidating property. The only way to ensure that the  
8 Court will be able to give effect to its final Order is to affirm the joint  
9 preliminary injunction by issuing another joint preliminary injunction as  
10 the Order of the Court, and by having the parties transfer all property to  
11 a third-party receiver.

12 C. All Parties, Not Just Lynita, Should Be Required To Produce  
13 Financial Information And Documents Concerning The Current  
14 Assets Of The Parties, And All Financial Records Of Transactions  
Occurring Since The Court’s Entry Of Its Decree

15 Regardless of whether the Court is prepared to issue its final  
16 judgment at this time, or if the Court desires to take additional evidence,  
17 the Court should require all parties to complete and file a complete  
18 statement of assets and liabilities, and to supplement all financial  
19 information and documents previously produced to provide a complete  
20 and accurate picture of all financial dealings since the date of last  
21 production. Such accountings and disclosures must be required of all  
22 parties, not just Lynita. The Court should also re-appoint Larry L.  
23 Bertsch, CPA and Associates to update the prior forensic accountings  
24 through to present date.

25 D. The Court Should Order The Immediate Sale Of The Brianhead  
26 Cabin For The Payment Of Attorneys’ Fees And Costs

27 Lynita is in need of funds to pay her outstanding attorneys’ fees and  
28 costs, and to pay for the additional attorneys’ fees and costs she will

1 continue to incur in this matter. The parties each hold a 50% interest in  
2 the Brianhead cabin. The Court should Order the Brianhead cabin to be  
3 sold immediately, with the proceeds frozen for payment of attorneys' fees  
4 and costs. From said proceeds, the Court should release to Lynita's  
5 counsel the sum of \$200,000 to pay Lynita's outstanding attorneys' fees  
6 and costs, and to be paid towards the fees and costs she will continue to  
7 incur in this matter until a final judgment is entered and all appeals have  
8 been exhausted.

9 E. ELN Trust's Request For Attorneys' Fees Should Be Denied

10 ELN Trust requests attorneys' fees pursuant to EDCR 7.60 and NRS  
11 125.240, alleging that Lynita failed to act in good faith and comply with  
12 the Nevada Supreme Court's, or this Court's, Orders. Given the Supreme  
13 Court's remand of this matter, Lynita certainly did not act in bad faith by  
14 refusing to transfer property prior to this Court's remand hearing, and  
15 prior to receiving the direction of this Court. Lynita also did not act in  
16 bad faith when she did not provide quarterly accountings to Eric and ELN  
17 Trust during the pendency of the appeal, as acknowledged by ELN Trust  
18 in its July 22, 2016 correspondence to Lynita's counsel, asserting that it  
19 did not have to provide information pursuant to this Court's Order during  
20 the appeal as a result of the Supreme Court's stay.

21 IV. CONCLUSION

22 For the reasons set forth above, Lynita respectfully requests the  
23 Court:

24 1. For an Order finding that all property held by the parties is  
25 community property (with the exception of any proceeds which Lynita can  
26 trace to the sale of the Palmyra residence), and equally dividing such  
27 property;

28 . . .

1       2.     In the alternative, for an Order affirming and reissuing the  
2 Court's Joint Preliminary Injunction, and requiring the parties to transfer  
3 all property to a third-party receiver pending a final determination in this  
4 matter;

5       3.     For an Order requiring all parties to complete and file an  
6 updated statement of assets and liabilities, and to supplement all financial  
7 information and documents previously produced to provide a complete  
8 and accurate picture of all financial dealings since the date of last  
9 production;

10       4.     For an Order re-appointing Larry L. Bertsch, CPA and  
11 Associates to update the prior forensic accountings through to present  
12 date.


13       5.     For an Order requiring the immediate sale of the Brianhead  
14 cabin, with the proceeds received therefrom to be frozen pending further  
15 Court Order;

16       6.     For an Order allowing Lynita to receive \$200,000 from the  
17 eventual proceeds from the sale of the Brianhead cabin for payment of her  
18 attorneys' fees and costs; and

19       7.     For such further relief as deemed appropriate in the premises.

20       Dated this 31 day of July, 2017.

21                   THE DICKERSON KARACSONYI  
22                   LAW GROUP

23                     
24                   ROBERT P. DICKERSON, ESQ.  
25                   Nevada Bar No. 000945  
26                   JOSEF M. KARACSONYI, ESQ.  
27                   Nevada Bar No. 008414  
28                   1745 Village Center Circle  
                    Las Vegas, Nevada 89134  
                    Attorneys for Lynita Sue Nelson



**CERTIFICATE OF SERVICE**

Pursuant to NRCP 5(b), I certify that I am an employee of THE DICKERSON KARACSONYI LAW GROUP, and that on this 31 day of July, 2017, I caused the above and foregoing document entitled DEFENDANT'S OPPOSITION TO MOTION TO ENFORCE SUPREME COURT'S ORDER DATED MAY 25, 2017; MOTION TO HOLD LYNITA S. NELSON IN CONTEMPT FOR VIOLATION OF SEPTEMBER 22, 2014 ORDER; AND FOR ATTORNEYS' FEES AND COSTS, AND COUNTERMOTION FOR FINAL JUDGMENT CONSISTENT WITH NEVADA SUPREME COURT'S REMAND, OR IN THE ALTERNATIVE, FOR AFFIRMATION OF JOINT PRELIMINARY INJUNCTION, FOR A RECEIVER TO MANAGE PROPERTY PENDING FINAL JUDGMENT, FOR UPDATED FINANCIAL DISCLOSURES AND EXCHANGE OF FINANCIAL INFORMATION, AND FOR SALE OF PROPERTY FOR PAYMENT OF ATTORNEYS' FEES AND COSTS, to be served as follows:

☒ pursuant to EDCR 8.05(a), EDCR 8.05(f), NRCP 5(b)(2)(D) and Administrative Order 14-2 captioned "In the Administrative Matter of Mandatory Electronic Service in the Eighth Judicial District Court," by mandatory electronic service through the Eighth Judicial District Court's electronic filing system;

☐ by placing same to be deposited for mailing in the United States Mail, in a sealed envelope upon which first class postage was prepaid in Las Vegas, Nevada;

☐ pursuant to EDCR 7.26, to be sent via **facsimile**, by duly executed consent for service by electronic means;

☐ by hand-delivery with signed Receipt of Copy.

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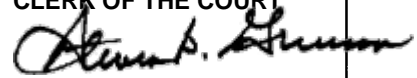
1 To the attorney(s) listed below at the address, email address, and/or  
2 facsimile number indicated below:

3 RHONDA K. FORSBERG, ESQ.  
4 RHONDA K. FORSBERG, CHARTERED  
64 North Pecos Road, Ste. 800  
5 Henderson, Nevada 89074  
[rforsberg@forsberg-law.com](mailto:rforsberg@forsberg-law.com)  
6 [mweiss@forsberg-law.com](mailto:mweiss@forsberg-law.com)  
Attorneys for Plaintiff

7 MARK A. SOLOMON, ESQ.  
8 JEFFREY P. LUSZECK, ESQ.  
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11 [sgerace@sdfnvlaw.com](mailto:sgerace@sdfnvlaw.com)  
Attorneys for Distribution Trustee of the ELN Trust

12  
13   
14 An employee of The  Dickerson Karacsonyi Law Group  
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1 APPX  
2 THE DICKERSON KARACSONYI LAW GROUP  
3 ROBERT P. DICKERSON, ESQ.  
4 Nevada Bar No. 000945  
5 JOSEF M. KARACSONYI, ESQ.  
6 Nevada Bar No. 010634  
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12 Attorneys for Lynita Sue Nelson

13 EIGHTH JUDICIAL DISTRICT COURT  
14 FAMILY DIVISION

15 CLARK COUNTY, NEVADA

16 ERIC L. NELSON,

17 Plaintiff/Counterdefendant,

18 v.

19 LYNITA SUE NELSON,  
20 MATT KLABACKA,  
21 as Distribution Trustee of the  
22 ERIC L. NELSON NEVADA TRUST  
23 dated May 30, 2001,

24 Defendants/Counterclaimants.

25 MATT KLABACKA, as Distribution  
26 Trustee of the ERIC L. NELSON  
27 NEVADA TRUST dated  
28 May 30, 2001,

Crossclaimant,

v.

LYNITA SUE NELSON, Individually  
and as Investment Trustee of the LSN  
NEVADA TRUST, dated  
May 30, 2011, and ERIC NELSON,

Cross-Defendant.

CASE NO. D-09-411537-D  
DEPT NO. "O"

SRAPP000153

1 APPENDIX OF EXHIBITS TO DEFENDANT'S OPPOSITION TO  
2 MOTION TO ENFORCE SUPREME COURT'S ORDER DATED  
3 MAY 25, 2017; MOTION TO HOLD LYNITA S. NELSON IN  
4 CONTEMPT FOR VIOLATION OF SEPTEMBER 22, 2014  
5 ORDER; AND FOR ATTORNEYS' FEES AND COSTS

6 AND

7 COUNTERMOTION FOR FINAL JUDGMENT CONSISTENT  
8 WITH NEVADA SUPREME COURT'S REMAND, OR IN THE  
9 ALTERNATIVE, FOR AFFIRMATION OF JOINT PRELIMINARY  
10 INJUNCTION, FOR A RECEIVER TO MANAGE PROPERTY  
11 PENDING FINAL JUDGMENT, FOR UPDATED FINANCIAL  
12 DISCLOSURES AND EXCHANGE OF FINANCIAL  
13 INFORMATION, AND FOR SALE OF PROPERTY FOR  
14 PAYMENT OF ATTORNEYS' FEES AND COSTS

15 COMES NOW, Defendant and Cross-Defendant, LYNITA SUE  
16 NELSON ("Lynita"), by and through her counsel, ROBERT P.  
17 DICKERSON, ESQ., and JOSEF M. KARACSONYI, ESQ., of THE  
18 DICKERSON KARACSONYI LAW GROUP, and hereby submits this  
19 Appendix of Exhibits to Defendant's Opposition to Motion to Enforce  
20 Supreme Court's Order Dated May 25, 2017; Motion to Hold Lynita S.  
21 Nelson in Contempt for Violation of September 22, 2014 Order; and for  
22 Attorneys' Fees and Costs, and Countermotion for Final Judgment  
23 Consistent with Nevada Supreme Court's Remand, or in the Alternative,

24 ...

25 ...

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1 for Affirmation of Joint Preliminary Injunction, for a Receiver to Manage  
2 Property Pending Final Judgment, for Updated Financial Disclosures and  
3 Exchange of Financial Information, and for Sale of Property for Payment  
4 of Attorneys' Fees and Costs.

5 DATED this 31 day of July, 2017.

6 THE DICKERSON KARACSONYI  
7 LAW GROUP

8  
9 By Robert P. Dickerson  
10 ROBERT P. DICKERSON, ESQ.  
11 Nevada Bar No. 000945  
12 JOSEF M. KARACSONYI, ESQ.  
13 Nevada Bar No. 010634  
14 1745 Village Center Circle  
15 Las Vegas, Nevada 89134  
16 Attorneys for Lynita Sue Nelson

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TABLE OF CONTENTS

Title/Description of Document	Exhibit Number/Letter	Bates Stamp Number
Letter to Jeffrey P. Luszeck, Esq., and Rhonda K. Forsberg, Esq., dated July 18, 2016	A	LSN000001 - LSN000002
Letter to Robert P. Dickerson, Esq., Katherine Provost, Esq., and Josef M. Karacsonyi, Esq., dated July 22, 2015	B	LSN000003

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[ X ] pursuant to EDCR 8.05(a), EDCR 8.05(f), NRCP 5(b)(2)(D) and Administrative Order 14-2 captioned "In the Administrative Matter of Mandatory Electronic Service in the Eighth Judicial District Court," by mandatory electronic service through the Eighth Judicial District Court's electronic filing system;

[ ] by placing same to be deposited for mailing in the United States Mail, in a sealed envelope upon which first class postage was prepaid in Las Vegas, Nevada;

[ ] pursuant to EDCR 7.26, to be sent via **facsimile**, by duly executed consent for service by electronic means;

[ ] by hand-delivery with signed Receipt of Copy.

1 To the attorney(s) listed below at the address, email address, and/or  
2 facsimile number indicated below:

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12  
13   
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EXHIBIT A

EXHIBIT A

EXHIBIT A

## THE DICKERSON LAW GROUP

ROBERT P. DICKERSON  
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July 18, 2016

### SENT VIA ELECTRONIC MAIL

Jeffrey P. Luszeck, Esq.  
Solomon, Dwiggin, Freer & Morse, Ltd.  
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jluszeck@sdfnvlaw.com

Rhonda K. Forsberg, Esq.  
Rhonda K. Forsberg, Chartered  
64 N. Pecos Road # 800  
Henderson, Nevada 89074  
rforsberg@forsberg-law.com

Re: *Nelson v. Nelson, et. al* (Case No. D-09-411537-D)

Dear Jeff and Rhonda:

This letter is sent pursuant to Eighth Judicial District Court Rules, Rule 5.11 (2016), in an attempt to resolve issues without the need for further court intervention.

Pursuant to the parties' Decree of Divorce, Mr. Nelson is to pay \$1,058 on the first (1<sup>st</sup>) day of each month for the support of the parties' daughter, Carli, "until Carli attains the age of majority or completes high school, which ever occurs last." Mr. Nelson has not yet made his final child support payment which was due on June 1, 2016. I have previously written to Rhonda about this payment, but to no avail. We are trying to avoid filing a motion over this final payment, however, if Mr. Nelson ignores this final request and fails to pay his obligation immediately we will be forced to file a motion with the Court.


It has come to our attention that the Russell Road property is no longer occupied by the Oasis Baptist Church, and is instead being leased to Blue Dog RV. This change was made without any notification to, or input from, Ms. Nelson, and in complete disregard of the Court's Decree of Divorce and Ms. Nelson's rights under the Decree to an interest in the Russell Road property. As we predicted, Mr. Nelson is using the stay

LSN000001  
SRAPP000159

Jeffrey P. Luszeck, Esq.  
Rhonda K. Forsberg, Esq.  
July 18, 2016  
Page 2

entered by the Nevada Supreme Court in an attempt to prejudice Ms. Nelson. Please immediately disclose to us the terms and conditions of the agreement Mr. Nelson entered into with Blue Dog RV, and produce a copy of any and all documents pertaining to same. Please also immediately disclose the facts and circumstances which led to the Church's departure from the property, and any and all documents related to same.

We appreciate your time and attention to this matter. If you have any questions or concerns, please do not hesitate to contact us.

Sincerely,  
  
Josef M. Karacsonyi

cc: Lynita Nelson

LSN000002  
SRAPP000160



EXHIBIT B

EXHIBIT B

EXHIBIT B



SOLOMON | DWIGGINS | FREER <sup>LLP</sup>  
TRUST AND ESTATE ATTORNEYS

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Direct Dial (702) 589-3511  
jluszeck@sdfnlaw.com

July 22, 2015

**Via Electronic Mail Only**

Robert P. Dickerson, Esq.  
Katherine L. Provost, Esq.  
Josef M. Karacsonyi, Esq.  
Dickerson Law Group  
1745 Village Center Circle  
Las Vegas, NV 89134

Re: *In the Matter of Eric L. Nelson v. Lynita Sue Nelson*  
Case No. D-411537

Dear Josef:

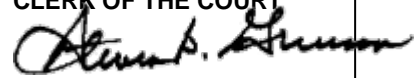
This is in response to your correspondence dated July 18, 2016. The ELN Trust disagrees with your allegations of wrongdoing regarding the Russell Road property. Be advised that in light of the pending appeal, and the stay imposed by the Nevada Supreme Court, the ELN Trust does not intend to provide the requested information at this time.

Sincerely,

/s/ Jeffrey P. Luszeck

Jeffrey P. Luszeck

cc: Rhonda Forsberg, Esq.  
Client



**RPLY**

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8 *Attorneys for Matt Klabacka, Distribution*  
*Trustee of the ERIC L. NELSON NEVADA*  
9 *TRUST dated May 30, 2001*

10 **DISTRICT COURT**  
11 **COUNTY OF CLARK, NEVADA**

12 ERIC L. NELSON,

Case No.: D411537  
Dept.: O

13  
14 Plaintiff

15 vs.

16 LYNITA SUE NELSON, MATT  
17 KLABACKA, as Distribution Trustee of the  
ERIC L. NELSON NEVADA TRUST dated  
18 May 30, 2001,

19 Defendants.

20 MATT KLABACKA, Distribution Trustee of  
21 the ERIC L. NELSON NEVADA TRUST  
dated May 30, 2001,

22 Cross-claimant,

23 vs.  
24

25 LYNITA SUE NELSON,

26 Cross-defendant.  
27  
28

/ / /

**REPLY TO OPPOSITION TO MOTION TO ENFORCE SUPREME COURT'S ORDER  
DATED MAY 25, 2017; MOTION TO HOLD LYNITA S. NELSON IN CONTEMPT FOR  
VIOLATION OF SEPTEMBER 22, 2014 ORDER; AND FOR ATTORNEYS' FEES AND  
COSTS**

AND

**OPPOSITION TO COUNTERMOTION FOR FINAL JUDGMENT CONSISTENT WITH  
THE NEVADA SUPREME COURT'S REMAND OR, IN THE ALTERNATIVE, FOR  
AFFIRMATION OF JOINT PRELIMINARY INJUNCTION, FOR A RECEIVER TO  
MANAGE THE PROPERTY PENDING FINAL JUDGMENT, FOR UPDATED  
FINANCIAL DISCLOSURES AND EXCHANGE OF FINANCIAL INFORMATION, AND  
FOR SALE OF PROPERTY FOR PAYMENT OF ATTORNEYS' FEES AND COSTS**

Matt Klabacka, Distribution Trustee of the ERIC L. NELSON NEVADA TRUST dated May 30, 2001, hereby files his Reply to Opposition to Motion to Enforce Supreme Court's Order dated May 25, 2017; Motion to Hold Lynita S. Nelson in Contempt for Violation of September 22, 2014 Order; and for Attorneys' Fees and Costs and Opposition to Countermotion for Final Judgment Consistent with the Nevada Supreme Court's Remand or, in the Alternative, for Affirmation of Joint Preliminary Injunction, for a Receiver to Manage the Property Pending Final Judgment, for Updated Financial Disclosures and Exchange of Financial Information, and for Sale of Property for Payment of Attorneys' Fees and Costs.

This Reply and Opposition to Countermotion is made and based upon the pleadings and papers on file herein, the Points and Authorities attached hereto, and any other evidence the Court may adduce at the hearing on this matter.

DATED this 4<sup>th</sup> day of August, 2017.

SOLOMON DWIGGINS & FREER, LTD.

By: /s/ Jeffrey P. Luszeck

MARK A. SOLOMON, ESQ., NSB 0418  
JEFFREY P. LUSZECK, ESQ., NSB 9619  
9060 West Cheyenne Avenue  
Las Vegas, Nevada 89129

*Attorneys for Matt Klabacka, Distribution  
Trustee of the ERIC L. NELSON NEVADA  
TRUST dated May 30, 2001*

1 **MEMORANDUM OF POINTS AND AUTHORITIES**

2 **I. INTRODUCTION**

3 Lynita's Opposition and Countermotion disregards the Supreme Court's Opinion, which is  
4 now the law of the case. Specifically, Lynita has failed/refused to return assets that the ELN Trust  
5 had previously transferred to it as a result of this Court's imposition of a constructive trust and  
6 finding of unjust enrichment despite the fact that the Supreme Court vacated the constructive trusts.  
7 The Supreme Court's ruling was effective immediately and not subject to a "remand hearing" as  
8 Lynita would have this Court believe. Consequently, the ELN Trust's Motion should be granted in  
9 its entirety.

10 Lynita's Countermotion, which failed to comply with the requisite notice requirements,  
11 should be denied because it misconstrues, and quite frankly ignores, the Supreme Court's Opinion.  
12 Further, the relief requested by Lynita is inapplicable to the ELN Trust and/or she failed to establish  
13 why the requested relief should be granted. As such, Lynita's Countermotion should be denied in  
14 its entirety.

15 **II. LEGAL ARGUMENT**

16 **A. THE PORTIONS OF THE SUPREME COURT'S OPINION REGARDING**  
17 **THE IMPOSITION OF A CONSTRUCTIVE TRUST AND PAYMENT OF**  
18 **ALIMONY FROM THE ELN TRUST EFFECTIVE IMMEDIATELY,**  
**CONSTITUTES THE LAW OF THE CASE.**

19 Contrary to Lynita's contention, the purpose of the ELN Trust's Motion is to "actually  
20 enforce the Supreme Court's Order" because said Order vacated the: (1) constructive trusts imposed  
21 by the District Court in its Divorce Decree;<sup>1</sup> and (2) payment of alimony from the ELN Trust's  
22 assets held in a blocked account at Bank of Nevada.<sup>2</sup>

23 Without citation to any authority to support her noncompliance with the Supreme Court's

24 <sup>1</sup> See, e.g., Nevada Supreme Court Order dated May 25, 2017, p. 3 ("the constructive trusts  
25 placed over the Russell Road and Lindell properties should be vacated"); p. 27 ("Consistent with  
our analysis in the above sections, we conclude the constructive trusts should be vacated.").

26 <sup>2</sup> See, id., p. 3 ("the district court...erred insofar that the alimony was awarded against Eric's  
27 Trust..."); p. 3 ("the district court's alimony award is...vacated to the extent that it is awarded  
28 against Eric's Trust instead of Eric in his personal capacity."); p. 25 ("Accordingly, we vacate the  
award in order for the district court to reassess that award against Eric in his personal capacity.").

1 Opinion, Lynita justifies her actions by stating that she is merely waiting for this Court to rule on  
2 various issues on remand. While it is true that the Supreme Court remanded the matter to this Court  
3 for further proceedings, it did not stay the portions of its Order vacating the constructive trusts or  
4 payment of alimony from the ELN Trust pending remand. In other words, the Opinion vacating the  
5 constructive trusts was effective immediately, and as such, is the law of the case. *See, e.g., Hsu v.*  
6 *County of Clark*, 123 Nev. 625, 629-30, 173 P.3d 724, 728 (2007) (the law of the case doctrine “is  
7 designed to ensure judicial consistency and to prevent the reconsideration, during the course of a  
8 single continuous lawsuit, of those decisions which are intended to put a particular matter to rest.”);  
9 *Bd. of Gallery of History, Inc. v. Datecs Corp.*, 116 Nev. 289, 288, 994 P.2d 1149, 1150 (2000)  
10 (where the law of the case doctrine applies, “the district court [is] without authority to make a  
11 contrary finding.”).

12 Because the Supreme Court’s Opinion vacated the constructive trusts and alimony award  
13 against the ELN Trust, it is respectfully requested that this Court enforce said Opinion and:

- 14 (1) compel the LSN Trust to execute the quitclaim deed transferring 50%  
15 of the Lindell Property to the Eric’s SSST;
- 16 (2) compel the LSN Trust to provide the ELN Trust with copies of any and  
17 all leases with the tenants (past or present) of the Lindell Property, and the  
18 books and records relating to said tenants;
- 19 (3) compel the LSN Trust to pay the ELN Trust 50% of rent collected  
20 from the Lindell Property from June 2013 through present;
- 21 (4) compel the LSN Trust to execute the quitclaim deeds transferring the  
22 Banone, LLC properties to the ELN Trust;
- 23 (5) compel the LSN Trust to provide the ELN Trust with copies of any and  
24 all leases with the tenants (past or present) of the Banone, LLC properties,  
25 and the books and records relating to said tenants;
- 26 (6) compel the LSN Trust to pay the ELN Trust 100% of rent collected  
27 from the Banone, LLC properties from June 2013 through present;
- 28 (7) compel the LSN Trust to pay the ELN Trust 100% of the payments  
received from the Farmouth Circle Promissory Note;
- (8) enter an order releasing to the ELN Trust the \$720,000.00 that is being  
held in a blocked account at Bank of Nevada;

(9) compel Lynita to return the \$324,000.00 that was previously paid by the ELN Trust;

(10) compel the LSN Trust to return the \$6,050.00 security deposit that the ELN Trust delivered to the LSN Trust on or around September 19, 2014;

(11) compel the LSN Trust to prepare quarterly accountings for the Lindell Property and Banone LLC properties from June 2013 through present pursuant; and

(12) compel the LSN Trust to return to the ELN Trust the \$75,000.00 paid by Banone-AZ, LLC to the LSN Trust.

**B. THE SUPREME COURT FOUND THAT ERIC AND LYNITA'S COMMUNITY PROPERTY WAS TRANSMUTATED TO SEPARATE PROPERTY AND LYNITA FAILED TO INTRODUCE ANY EVIDENCE, LET ALONE CLEAR AND CONVINCING EVIDENCE, THAT THE PARTIES SEPARATE PROPERTY WAS TRANSMUTATED BACK TO COMMUNITY PROPERTY.**

As an initial argument, Lynita requests that this Court review the evidence presented at trial (in lieu of conducting a tracing) and find that all assets owned by the SSSTs (with the exception of the Palmyra residence) are the community property of Eric and Lynita because all property was acquired during the marriage and her belief that the ELN Trust "conceded" at trial that it could not trace its assets from the property identified in the Separate Property Agreement. Lynita's argument is contrary to the Supreme Court's Opinion that specifically provides that the Separate Property Agreement was a valid agreement and transmuted Eric and Lynita's community property to separate property. *See, e.g.*, Opinion at p. 12 ("We conclude that the SPA is a valid agreement and transmuted the Parties community property to separate property."). The fact that much of the original assets identified in the Separate Property Agreement were ultimately sold and said proceeds were utilized to purchase other property is inconsequential, because all acquisitions in Eric's Separate Property Trust originated from his separate property. Moreover, as discussed below, the Supreme Court also held that Eric's SSST was funded with his separate property in 2001. Because of such transmutation, Nevada law is clear that it is Lynita/Lynita's SSST, as opposed to Eric/the ELN Trust, that has the burden to show that Eric's separate property was transmuted back to community property.

1 “Once the separate character of property is established, a presumption arises that it remained  
2 separate property in the absence of sufficient evidence to show an intent to transmute the property  
3 from separate property to community property.”<sup>3</sup> Indeed, “the right of the spouses in their separate  
4 property is as sacred as is the right in their community property, and when it is once made to appear  
5 that property was once of a separate character, it will be presumed that it maintains that character  
6 until some direct and positive evidence to the contrary is made to appear.”<sup>4</sup> This presumption shifts  
7 the burden of proof to the party claiming the property was transmuted to community property.<sup>5</sup>  
8 The spouse claiming transmutation of separate property must produce objective evidence showing  
9 that, during the marriage, the parties themselves regarded the property as common property of the  
10 marriage; such evidence may include placing the property in joint names, transferring the property  
11 to the other spouse as a gift, using the property exclusively for marital purposes, commingling the  
12 property with marital property, using marital funds to build equity in the property, or exchanging  
13 the property for marital property.<sup>6</sup> With specific regard to real property, for it to be transmuted to  
14 community property, there generally must be an acknowledged writing proving the intent of the  
15 separate real property holder to transmute it to community property (e.g. community property  
16 agreement).<sup>7</sup>

17 <sup>3</sup> *In re Estate of Borghi*, 219 P.3d 932 (Wash. 2009).

18 <sup>4</sup> *Id.*

19 <sup>5</sup> 37 Am. Jur. Proof of Facts 2d 379 (Originally published in 1984)(“Ordinarily, the burden of  
20 proof to show that separate property has been transmuted into community property rests on the  
21 party alleging that such transmutation has taken place. This rule flows from the presumption that  
22 property once fixed as the separate property of one spouse has not been converted by agreement  
23 into community property merely because the other spouse acquires possession, management, or  
24 control of it. In such cases, the property is presumed to remain separate property, and the burden  
25 rests on the other spouse, claiming a gift or change in status of the property, to show that it has in  
26 fact been transmuted.”); Kenneth W. Weber, Washington Practice: Family and Community  
27 Property Law § 10.1, at 133 (1997) ( “Possibly more than in any other area of law, presumptions  
28 play an important role in determining ownership of assets and responsibility for debt in community  
property law.”).

26 <sup>6</sup> *Crossland v. Crossland*, 397 S.C. 406, 725 S.E.2d 509 (Ct. App. 2012).

27 <sup>7</sup> *In re Estate of Borghi*, 219 P.3d 932 (Wash. 2009); *see also* *Volz v. Zang*, 113 Wash. 378,  
28 383, 194 P. 409 (1920).



1 Here, the Supreme Court confirmed that Lynita has the burden to show that the separate  
2 property was transmuted back to community property after 2001, because the purpose of the  
3 tracing is “to determine whether any community property exists within the trusts.” See Supreme  
4 Court Opinion at 17. In other words, if all property owned by the SSSTs is community property  
5 because it was acquired during Eric and Lynita’s marriage, the Supreme Court would have ruled in  
6 Lynita’s favor and there would be no reason to conduct a tracing to “determine whether any  
7 community property exists.”

8 In light of the foregoing, if this Court believes that it has sufficient information to conduct a  
9 tracing “to determine whether any community property exists within the trusts” after 2001, without  
10 retaining a forensic accountant, the ELN Trust requests that this Court grant the relief requested in  
11 the Motion to Enforce the Supreme Court’s Order because Lynita has failed to show by clear and  
12 convincing evidence that the separate property contained within the ELN Trust was transmuted to  
13 community property.

14 **C. LYNITA’S REQUESTED TRACING IS OVERBROAD AND RUNS**  
15 **CONTRARY TO THE NEVADA SUPREME COURT’S ORDER.**

16 If this Court finds that a tracing is necessary to “determine whether any community  
17 property exists within the trusts,” it is not as broad as Lynita would have this Court believe for the  
18 following reasons. First, the Supreme Court never ordered this Court to conduct a tracing from  
19 1993 through the creation of the SSSTs in 2001 because it repeatedly held that the ELN Trust and  
20 Lynita’s SSST were funded with their respective separate property:

21 Later, the parties converted those trusts into self-settled spendthrift trusts (SSSTs)  
22 and funded them with their respective separate property. P. 2.

23 In 2001, Eric and Lynita converted their separate property trusts into Eric’s Trust  
24 and Lynita’s Trust, respectively, and funded the SSSTs with the separate property  
contained within the separate property trusts. P. 4.

25 On June 3, 2013, the district court issued the decree. The district court found that  
26 the SPA was valid and the parties’ SSSTs were validly established and funded  
with separate property. P. 6.

27 For the reasons set forth below, we hold the SSSTs are valid and the trusts were  
28 funded with separate property stemming from a valid separate property

1 agreement. P. 13.

2 Thus, the Supreme Court found that the ELN Trust was funded in 2001 with his separate  
3 property, as opposed to community property. This finding was based upon Lynita's failure to show  
4 by clear and convincing evidence that the separate property was transmuted back to community  
5 property and the following evidence: (1) the Separate Property Agreement, which as indicated  
6 *supra*, the Nevada Supreme Court found to be valid; (2) the Separate Property Trusts, which  
7 provides "[t]he property comprising the original Trust estate, during the life of the Trustor, shall  
8 retain its character as his separate property...";<sup>8</sup> (3) Shelley Newell, the bookkeeper for Eric and  
9 Lynita's Separate Property Trusts testified that the assets and liabilities owned by the Trusts were  
10 kept separate, and that all acquisitions in Eric's Separate Property Trust originated from Eric's  
11 separate funds;<sup>9</sup> and (4) Section 12.13 of both the ELN Trust and Lynita's SSST, which provide:

13 **Separate Property.** Any property held in trust and any income earned by the  
14 trust created hereunder shall be the separate property (in distinction with  
15 community property, joint tenancy property, tenancy in common, marital  
16 property, quasi-community property or tenancy by the entirety) of the  
17 beneficiaries of such trusts. Additionally, any distribution to or for the benefit of  
18 the beneficiary shall be and remain the sole and separate property and estate of the  
19 beneficiaries.

20 By finding that the ELN Trust and Lynita's SSST were funded with their respective  
21 separate property the Supreme Court has established the law of the case, and Lynita's argument  
22 that the tracing should begin in 1993 fails.

23 Second, this Court disposed of all assets (except Wyoming downs) in its Divorce Decree  
24 entered on June 3, 2013. Consequently, even assuming the ELN Trust possesses Lynita's  
25 community property acquired after 2001, she does not possess a community property interest in  
26 the assets that the ELN Trust acquired after the Divorce Decree was entered.

27 Finally, it is unnecessary to conduct a tracing on Wyoming Downs because: (1) this Court  
28 previously found that Wyoming Downs was not community property; and (2) the Supreme Court

<sup>8</sup> See the Eric L. Nelson Separate Property Trust at p. 1.

<sup>9</sup> See Trial Testimony of Shelley Newell dated July 17, 2012, pp. 105-144.

1 upheld the September 22, 2014 Order that disposed of said asset. Specifically, as this Court will  
2 certainly recall, the Divorce Decree disposed of all of the assets owned by the ELN Trust and  
3 Lynita's SSST, with the exception of Wyoming Downs. After a separate evidentiary hearing on  
4 Wyoming Downs on May 30, 2014, this Court entered the following findings and orders:

5 THE COURT FURTHER FINDS that although Wyoming Downs was acquired by  
6 the ELN Trust during the pendency of the marriage between Eric L. Nelson and  
7 Lynita S. Nelson, the Court does not find it to be community property as it was  
8 clearly purchased through Dynasty, an entity wholly owned by the ELN Trust and  
9 the Court maintained the ELN Trust. The Court found no facts leading it to  
conclude Lynita S. Nelson or the LSN Trust has an interest in Wyoming Downs.  
The Court maintained the integrity of the ELN Trust and LSN Trust for the reasons  
set forth in the Divorce Decree.

10 THE COURT FURTHER FINDS that there was no transmutation of Wyoming  
11 Downs from separate property to community property, even assuming that Wyoming  
12 Downs was separate property of Eric L. Nelson, and not the property of the ELN  
13 Trust, separate and distinct from Eric L. Nelson. See Notice of Entry of Order  
entered September 22, 2014.

14 Lynita appealed the September 22, 2014 Order. Indeed, one of the "Issues on Appeal" that Lynita  
15 identified in her Docketing Statement was the following:

16 Whether the district court erred in denying Lynita a one-half (1/2) interest in  
17 Wyoming Downs, which was purchased during the pendency of Eric's and Lynita's  
divorce proceedings. See LSN Trust's Docketing Statement at 4:10-12, a copy of  
which is attached hereto as **Exhibit 1**.<sup>10</sup>

18 In its Opinion, the Nevada Supreme Court upheld, as opposed to overturned, the September 22,  
19 2014 Order:

20 Accordingly, we affirm in part and vacate in part the district court's decree of  
21 divorce, affirm in part and vacate in part the district court's June 8, 2015, order  
22 modifying and implementing the divorce decree, and remand this matter for  
23 further proceedings consistent with this opinion. See Nevada Supreme Court  
Order at p. 30.

24 Further, and perhaps most importantly, footnote 9 provides: "[w]e have considered the parties'  
25 other arguments [which would have included Lynita's argument with respect to Wyoming Downs]  
26 and conclude they are without merit." In light of the foregoing, it is unnecessary (and improper) to

27 <sup>10</sup> See also Lynita's Answering Brief and Opening Brief on Cross-Appeal at pp. 52-53, a copy  
28 of which is attached hereto as **Exhibit 2**.

1 re-litigate issues surrounding Wyoming Downs because the Nevada Supreme Court's ruling on this  
2 issue is the law of the case.

3 **D. IT IS INAPPROPRIATE TO ENTER A JOINT PRELIMINARY**  
4 **INJUNCTION AND/OR APPOINT A RECEIVER.**

5 Lynita's request that this Court "expressly affirm the Joint Preliminary Injunction previously  
6 entered, and require all parties to transfer their property to a third-party receiver until a final  
7 decision is rendered in this matter" should be denied. EDCR 5.85 only applies to the husband and  
8 wife in a divorce proceeding, of which the ELN Trust is not. Consequently, if Lynita wishes to  
9 pursue an injunction against the ELN Trust she will need to seek a formal injunction that complies  
10 with NRCP 65.

11 This Court should similarly deny Lynita's request for the appointment of a receiver<sup>11</sup>  
12 because it is a "harsh and extreme remedy which should be used sparingly and only when securing  
13 of ultimate justice requires it." *Hines v. Plant*, 99 Nev. 259, 261, 661 P.2d 880, 881-82 (Nev.  
14 1983). As explained by the Supreme Court:

15 The reasons for the above rules are fundamental: appointing a receiver to  
16 supervise the affairs of a business is potentially costly, as the receiver typically  
17 must be paid for his or her services. A receivership also significantly impinges on  
18 the right of individuals or corporations to conduct their business affairs as they  
19 see fit, and may endanger the viability of a business. The existence of a  
20 receivership can also impose a substantial administrative burden on the court.  
21 *Hines*, 99 Nev. at 261, 661 P.2d at 882.

22 Further, the court should not appoint a receiver if injury resulting from the appointment is  
23 outweighed by the injury the applicant seeks to deter. *See Lynch v. Lynch*, 277 S.W.2d 692, 694  
24 (Mo. Ct. App. 1955) (holding that a "receiver should be appointed only when the court is satisfied  
25 that the appointment will promote the interests of one or both parties, that it will prevent manifest  
26 wrong, imminently impending, and that the injury will not be greater than the injury sought to be

27 <sup>11</sup> As this Court will certainly recall, Lynita previously sought the imposition of a receiver;  
28 however, this Court denied such requests. *See* Order from April 10, 2012 Hearing and Injunction  
previously entered on August 31, 2012, at 4:13-15 ("IT IS FURTHER ORDERED that Defendant's  
requests to appoint a receiver to manage the assets of the Eric's SSST, and to place in a blocked  
account the proceeds from the Mellon Bank account, and Wyoming Downs purchase are  
DENIED.").

1 averted.”).

2 Here, the appointment of a receiver is outweighed by the injury to the ELN Trust that Lynita  
3 seeks to deter. First, the appointment of a receiver is costly and will greatly add to the expense of  
4 litigation. To date, the Parties have spent millions of dollars in legal fees in this proceeding. Based  
5 upon her prior conduct, the ELN Trust is informed and believes Lynita will seek to have any and all  
6 fees incurred by a receiver paid by the ELN Trust. Second, the appointment of a receiver would  
7 likely impinge upon the ability of Eric, the Investment Trustee, to manage and invest the ELN Trust  
8 as required by the terms of the ELN Trust,<sup>12</sup> Nevada statutes<sup>13</sup> and treatises<sup>14</sup> thereby endangering  
9 the viability of the assets and/or business interests of the ELN Trust. As this Court has recognized  
10 on numerous occasions, Eric is a proven and successful businessman and both the ELN Trust and  
11 LSN Trust have acquired great wealth as a result of his efforts. Appointing a receiver who is not  
12 familiar the management/operation of distressed assets could have a disastrous effect on the value  
13 of said assets. Third, the appointment of a receiver will impose a substantial administrative burden  
14 on this Court. Finally, given the make-up of the assets of the ELN Trust, some of which require  
15 specific licenses, it would be impractical, if not impossible, for a receiver to manage the same.

16 In light of the foregoing, Lynita’s Countermotion for the appointment of a receiver is  
17 improper and must be denied.

18 / / /

19 / / /

20

---

21 <sup>12</sup> See the ELN Trust at Article III, Section 3.1 and Article XII, Section 12.1(b), Section  
22 12.1(e), Section 12.1 (f), Section 12.1(o), Section 12.1 (t), Section 12.1(v) and Section 12.1(aa)

23 <sup>13</sup> See NRS 164.715 (“A trustee shall invest and manage the trust property solely in the interest  
24 of the beneficiaries”); NRS 164.740 (duty to comply with prudent investor rule); NRS 164.750 (“A  
trustee shall diversify the investments of the trust. . .”).

25 <sup>14</sup> See 76 Am. Jur. 2d Trusts § 435 (“Under the general law . . . [a trustee] must exercise his or  
26 her independent discretion and judgment in reference to the investment of funds, even where broad  
27 discretionary power of investment is given, although provisions enlarging his or her power to invest  
28 are strictly construed.”); G. Bogert, The law of Trusts and Trustees § 611 (3d ed. 2010) (“The duty  
to invest and make the trust property productive must be performed within a reasonable time,  
considering the difficulty or ease of finding an appropriate investment and other circumstances.”).

**E. THE ELN TRUST SHOULD NOT BE REQUIRED TO PRODUCE FINANCIAL INFORMATION AND DOCUMENTS CONCERNING ITS CURRENTS ASSETS AND/OR TRANSACTIONS OCCURRING SINCE THE COURT’S ENTRY OF ITS DECREE.**

Lynita does not possess a community property interest in assets that the ELN Trust acquired after entry of the Divorce Decree, and Lynita has failed to introduce any authority to the contrary. Consequently, Lynita’s request that this Court order the ELN Trust to supplement and produce “all financial information and documents previously produced to provide a complete and accurate picture of all financial dealings since the date of last production” should be denied.

Although the ELN Trust should not be required to provide financial information concerning its current assets, Lynita should do so because she is in possession of property that the Supreme Court found was improperly transferred to Lynita/Lynita’s SSST and should be overturned. Consequently, the ELN Trust is entitled to know the current status of said assets, including the rents that it has collected for the past four years.

**F. THIS COURT SHOULD DENY LYNITA’S REQUEST TO SALE THE BRIAN HEAD CABIN.**

The ELN Trust would not generally object to Lynita and/or LSN Trust selling its property; however, here, the Brian Head cabin is owned 50% by the LSN Trust and 50% by the ELN Trust, and the ELN Trust does not want to sell its 50% interest. If Lynita desires to sell her 50% interest of the Brian Head cabin, then she has the right to do so.

Notwithstanding the foregoing, Lynita’s request is still improper because this Court previously ruled that it would utilize the Brian Head cabin as security for “any amounts owed by the parties.”

THE COURT FURTHER FINDS that the provisions contained in this order are intended to preserve the real property described herein, and to secure with enjoined property(ies) any monetary amounts owed by the parties, or transferred to the parties.<sup>15</sup>

Here, more now than ever, Lynita should not be allowed to sell the Brian Head property because based upon the Nevada Supreme Court’s Order she must repay the ELN Trust for the

<sup>15</sup> See Order Regarding Transfer of Property and Injunctions entered on September 22, 2014 at 4:14-20.



1 substantial assets that the ELN Trust transferred to her and/or the LSN Trust pursuant to the  
2 Divorce Decree and June 8, 2015 Order that have subsequently been overturned. Said transfers,  
3 include, but are not limited to: (1) the 50% of the rents collected by Lynita from the Lindell  
4 property from June 2013 through present; (2) 100% of the rents collected by Lynita for the Banone,  
5 LLC properties from June 2013 through present; (3) 100% of the payments received from the  
6 Farmouth Circle promissory note from June 2013 through present; (4) the \$324,000 previously paid  
7 to Lynita pursuant to this Court's September 22, 2014, Order Regarding Transfer of Property and  
8 Injunctions; (5) the \$6,050 security deposited delivered to the LSN Trust by the Eric's SSST in or  
9 around September 19, 2014; and (6) the \$75,000 paid by the Eric's SSST to the LSN Trust on or  
10 around June 30, 2014.

11 In addition to the transfers mentioned above, Lynita and/or the LSN Trust have failed to pay  
12 her 50% of any expenses pertaining to the Brian Head cabin. The total amount of expenses from  
13 2013 through July 18, 2017 is \$30,265.93.<sup>16</sup>

14 On a final note, it is difficult to fathom that Lynita will be unable to pay her attorneys' fees  
15 and costs unless the Brian Head cabin is sold. Indeed, since June 2013 Lynita has received over  
16 \$2,000,000 through rents collected from the Banone, LLC and Lindell properties, the sale of the  
17 Palmyra residence on or around November 1, 2013, for \$829,000, *see* Grant, Bargain and Sale  
18 Deed, attached hereto as **Exhibit 4**, and the \$324,000 previously paid to Lynita pursuant to this  
19 Court's September 22, 2014, Order Regarding Transfer of Property and Injunctions.

20 In light of the foregoing, the ELN Trust respectfully requests that this Court deny Lynita's  
21 request; however, in the event that a sale is ordered, the ELN Trust requests the ability to purchase  
22 the Brian Head cabin as set forth in this Court's Divorce Decree at 46:13-15: "IT IS FURTHER  
23 ORDERED that both parties shall have the right of first refusal should either Trust decide to sell its  
24 interest in the Brian Head cabin."

25 / / /

26 / / /

27

28 <sup>16</sup> See Utah Cabin Expenses Summary Sheet, attached hereto as **Exhibit 3**.

**G. THE ELN TRUST IS ENTITLED TO ATTORNEYS' FEES AND COSTS FOR LYNITA'S FAILURE TO ABIDE BY THE ORDERS ENTERED BY THE NEVADA SUPREME COURT AND THIS COURT.**

The ELN Trust is entitled to its attorneys' fees and costs associated with the instant Motion because of Lynita's failure to comply with the orders of both the Nevada Supreme Court and this Court. Once again, the constructive trust and/or payment of alimony was vacated on May 25, 2017, and was not stayed pending "this Court's remand hearing, and prior to receiving direction of this Court."

Further, Lynita has failed to provide quarterly accountings as required by this Court's September 22, 2014 Order. Lynita justifies her noncompliance based on her belief that the ELN Trust did not provide the information after the Supreme Court stayed the District Court proceeding. Said argument fails, however, because on June 28, 2017, after the appeal was closed and the stay lifted, Lynita's Counsel made it clear that she would not produce said accountings. In other words, although Lynita is now taking the position that "Lynita is not opposed to providing the leases or quarterly accountings, and will be providing same shortly" that was not her position on June 28, 2017. Consequently, the ELN Trust was left with no choice but to seek intervention from this Court.

**III. CONCLUSION**

In light of the foregoing, the ELN Trust respectfully requests that this Court granted the Motion to Enforce in its entirety, and deny the relief sought by Lynita in her Countermotion.

DATED this 4<sup>th</sup> day of August, 2017.

SOLOMON DWIGGINS & FREER, LTD.

By: /s/ Jeffrey P. Luszeck

MARK A. SOLOMON, ESQ.

Nevada State Bar No. 0418

JEFFREY P. LUSZECK, ESQ.

Nevada State Bar No. 9619

9060 West Cheyenne Avenue

Las Vegas, Nevada 89129

*Attorneys for Matt Klabacka, Distribution*

*Trustee of the ERIC L. NELSON NEVADA*

*TRUST dated May 30, 2001*





**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY, pursuant to NRCP 5(b), that on August 4, 2017, I served a true and correct copy of the foregoing **REPLY TO OPPOSITION TO MOTION TO ENFORCE SUPREME COURT'S ORDER DATED MAY 25, 2017; MOTION TO HOLD LYNITA S. NELSON IN CONTEMPT FOR VIOLATION OF SEPTEMBER 22, 2014 ORDER; AND FOR ATTORNEYS' FEES AND COSTS AND OPPOSITION TO COUNTERMOTION FOR FINAL JUDGMENT CONSISTENT WITH NEVADA SUPREME COURT'S REMAND, OR IN THE ALTERNATIVE, FOR AFFIRMATION OF JOINT PRELIMINARY INJUNCTION, FOR A RECEIVER TO MANAGE THE PROPERTY PENDING FINAL JUDGMENT, FOR UPDATED FINANCIAL DISCLOSURES AND EXCHANGE OF FINANCIAL INFORMATION, AND FOR SALE OF PROPERTY FOR PAYMENT OF ATTORNEYS' FEES AND COSTS**, to the following in the manner set forth

below:

- ☐ Hand Delivery
- ☐ U.S. Mail, Postage Prepaid
- ☐ Certified Mail, Receipt No.: \_\_\_\_\_
- ☐ Return Receipt Request
- ☒ E-Service through Wiznet

DICKERSON LAW GROUP  
Robert P. Dickerson, Esq.  
1745 Village Center Circle  
Las Vegas, NV 89134  
Attorneys for Defendant

Rhonda K. Forsberg, Esq.  
64 N. Pecos Road, Suite 800  
Henderson, NV 89074  
Attorneys for Plaintiff

*/s/ Gretta G. McCall*

\_\_\_\_\_  
An Employee of SOLOMON DWIGGINS & FREER, LTD.

EXHIBIT “1”

EXHIBIT “1”

1                   **IN THE SUPREME COURT OF THE STATE OF NEVADA**

2   MATT KLABACKA,  
3   DISTRIBUTION TRUSTEE OF THE  
4   ERIC L. NELSON NEVADA TRUST  
5   DATED MAY 30, 2001,  
6   Appellant/Cross-Respondent,

7   and

8   LYNITA SUE NELSON,  
9   INDIVIDUALLY, AND IN HER  
10   CAPACITY AS INVESTMENT  
11   TRUSTEE OF THE LSN NEVADA  
12   TRUST DATED MAY 30, 2001,  
13   Cross-Respondent,

14   vs.

15   ERIC L. NELSON, INDIVIDUALLY,  
16   AND IN HIS CAPACITY AS  
17   INVESTMENT TRUSTEE OF THE  
18   ERIC L. NELSON NEVADA TRUST  
19   DATED MAY 30, 2001;  
20   Respondents/Cross-Appellant.

SUPREME COURT CASE NO.: 66772

District Court Case No. D411537

Electronically Filed  
Dec 03 2014 08:33 a.m.  
Tracie K. Lindeman  
Clerk of Supreme Court

21                   **DOCKETING STATEMENT**  
22                   **CIVIL APPEALS**

23   1.   Judicial District Eighth                   Department O  
24       County Clark                               Judge Frank P. Sullivan  
25       District Ct. Docket No. D-09-411537-D

26   2.   Attorneys filing this docketing statement:

27       Attorneys Robert P. Dickerson, Esq., Josef M. Karacsonyi, Esq., and  
28               Katherine L. Provost, Esq.  
29       Telephone (702) 388-8600  
30       Firm The Dickerson Law Group  
31       Address 1745 Village Center Circle, Las Vegas, Nevada 89134  
32       Client(s) Lynita Sue Nelson, Individually and as Investment Trustee of the  
             LSN Nevada Trust dated May 30, 2001

33       If this is a joint statement by multiple appellants, add the names and addresses  
34       of other counsel and the names of their clients on an additional sheet  
35       accompanied by a certification that they concur in the filing of this statement.

36   3.   Attorney(s) representing Appellant / Cross-Respondent, and Respondent  
37       / Cross-Appellant:

38       Attorneys Mark A. Solomon, Esq. and Jeffrey P. Luszeck, Esq.  
39       Telephone (702) 589-3511  
40       Firm Solomon Dwiggins & Freer, Ltd.

1 In the Decree the district court did not divide a Wyoming racetrack and real  
2 property ("Wyoming Downs") purchased by Eric and the ELN Trust during the  
3 pendency of the divorce action. Following entry of the Decree, a separate trial was held  
4 concerning such property. At the conclusion of the trial, the property was not divided  
and was instead awarded to the ELN Trust, however, Eric and the ELN Trust were  
ordered to pay the LSN Trust \$75,000 as reimbursement for funds used to purchase  
such property.

5 9. **Issues on appeal.** State specifically all issues in this appeal:

- 6 (a) Whether the district court applied the correct legal standard to Lynita's  
7 claim that the ELN Trust was Eric's alter ego, and that the veil of the  
8 ELN Trust should be pierced.
- 9 (b) Whether the district court erred in maintaining the validity of the ELN  
10 Trust and LSN Trust when the court found sufficient factual basis to  
11 invalidate such trusts, including, but not limited to, a failure to follow  
12 trust formalities.
- 13 (c) Whether the district court erred in denying Lynita a one-half (1/2)  
interest in Wyoming Downs, which was purchased during the pendency  
of Eric's and Lynita's divorce proceedings.
- 14 (d) Whether the district court erred in enjoining certain property awarded to  
15 Lynita pending appeal.

16 10. **Pending proceedings in this court raising the same or similar issues.** If you  
17 are aware of any proceedings presently pending before this court which raises the  
18 same or similar issues raised in this appeal, list the case name and docket  
19 numbers and identify the same or similar issue raised:

20 None.

21 11. **Constitutional issues.** If this appeal challenges the constitutionality of a  
22 statute, and the state, any state agency, or any officer or employee thereof is not  
23 a party to this appeal, have you notified the clerk of this court and the attorney  
24 general in accordance with NRAP 44 and NRS 30.130?

25 N/A X Yes \_\_\_\_\_ No \_\_\_\_\_

26 If not, explain: \_\_\_\_\_

27 12. **Other issues.** Does this appeal involve any of the following issues? No.

- 28 ☐ Reversal of well-settled Nevada precedent (identify the case(s))  
☐ An issue arising under the United States and/or Nevada Constitutions  
☐ A substantial issue of first-impression  
☐ An issue of public policy  
☐ An issue where en banc consideration is necessary to maintain uniformity of  
this court's decisions  
☐ A ballot question

If so, explain: \_\_\_\_\_

EXHIBIT “2”

EXHIBIT “2”

1                   **IN THE SUPREME COURT OF THE STATE OF NEVADA**

2 MATT KLABACKA,  
3 DISTRIBUTION TRUSTEE OF  
4 THE ERIC L. NELSON NEVADA  
TRUST DATED MAY 30, 2001,  
Appellant/Cross-Respondent,

5 vs.

6 LYNITA SUE NELSON,  
7 INDIVIDUALLY, AND IN HER  
CAPACITY AS INVESTMENT  
8 TRUSTEE OF THE LSN NEVADA  
TRUST DATED MAY 30, 2001;  
9 AND ERIC L. NELSON,  
INDIVIDUALLY, AND IN HIS  
10 CAPACITY AS INVESTMENT  
TRUSTEE OF THE ERIC L.  
NELSON NEVADA TRUST  
11 DATED MAY 30, 2001,  
Respondents/Cross-Appellant.

} SUPREME COURT CASE NO.: 66772

} District Court Case No. D411637  
Electronically Filed  
Mar 02 2016 08:49 a.m.  
Tracie K. Lindeman  
Clerk of Supreme Court

} Consolidated with Case No. 68292

13  
14                   **RESPONDENT/CROSS-APPELLANT, LYNITA SUE NELSON'S,**  
15                   **ANSWERING BRIEF AND OPENING BRIEF ON CROSS-APPEAL**

16  
17 ROBERT P. DICKERSON, ESQ.  
18 Nevada Bar No. 000945  
KATHERINE L. PROVOST, ESQ.  
19 Nevada Bar No. 008414  
JOSEF M. KARACSONYI, ESQ.  
20 Nevada Bar No. 010634  
1745 Village Center Circle  
21 Las Vegas, Nevada 89134  
Attorneys for Respondent/Cross-Appellant, LYNITA SUE NELSON

1 page findings and ruling concerning unjust enrichment. Despite being present and  
2 active at trial, neither ELN TRUST's nor ERIC's counsel objected to the  
3 presentation of evidence which would support a finding of unjust enrichment.

4 This court has repeatedly given effect to the provisions of NRCP  
5 Rule 15(b) to the effect that when issues not raised by the pleadings  
6 are treated by express or implied consent of the parties, they shall be  
7 treated in all respects as if they had been raised in the pleadings and  
8 that, though the pleadings may be amended to conform to the  
9 evidence, failure to amend does not affect the result of the trial of  
10 such issues. *Johnson v. Johnson*, 76 Nev. 318, 353 P.2d 449. We  
11 have also given effect on many occasions to NRCP Rule 61 (a  
12 repetition of earlier statutes) prohibiting the disturbance of a  
13 judgment for sundry errors of the trial court, unless such errors  
14 appeared to this court inconsistent with substantial justice, and that  
15 this court must disregard any error or defect in the proceeding which  
16 does not affect the substantial rights of the parties.

17 *United Tungsten v. Corp. Svc.*, 76 Nev. 329, 331-32, 353 P.2d 452 (1960).

18 Accordingly, the district court properly found that ERIC and ELN TRUST were  
19 unjustly enriched by ERIC's actions.

20 **G. THE DISTRICT COURT ERRED IN REFUSING TO DIVIDE**  
21 **WYOMING DOWNS**

22 The district court erred by not equally dividing Wyoming Downs, which  
23 was acquired during the pendency of the divorce litigation. Instead, the district  
24 court awarded LYNITA an additional \$75,000 for money taken from Banone,  
25 LLC, to pay the down payment for the purchase of Wyoming Downs. As has been  
26 set forth throughout, the ELN TRUST and LSN TRUST were not valid, and the  
27 district court found sufficient evidence to justify invalidating same. ERIC and  
28 ELN TRUST were able to transfer property from LSN TRUST without  
consideration based upon representations that such property was being maintained  
for the benefit of the community. At the time of the divorce, and at the time of the  
purchase of Wyoming Downs, ELN TRUST had the benefit of millions of dollars

...

...

...

1 of property that had been taken from LYNITA without compensation. It was  
2 inconsistent with the district court's findings and rulings in the Decree not to  
3 equally divide the Wyoming Downs property. The district court's ruling on  
4 Wyoming Downs made for an unequal division of property.

5 **H. THE DISTRICT COURT PROPERLY ORDERED THAT CERTAIN**  
6 **OBLIGATIONS BE PAID WITH PROPERTY PURPORTEDLY**  
7 **HELD IN ELN TRUST**

8 ELN TRUST argues that Nevada's self-settled spendthrift trust laws do not  
9 allow for the district court to order a distribution of assets held in ELN TRUST to  
10 LYNITA to satisfy ERIC's obligations for alimony and child support, and that the  
11 district court erred in entering such an order. In support of such argument, ELN  
12 TRUST points out that the district court did not specifically invalidate ELN  
13 TRUST in its Decree. ELN TRUST ignores the district court's detailed findings  
14 concerning ERIC's failure to follow the formalities of ELN TRUST and LSN  
15 TRUST, and ERIC's complete and unfettered access to distributions from such  
16 trusts in contravention of the express terms of ELN TRUST and Nevada law for  
17 the maintenance of a valid, self-settled spendthrift trust. *See* NRS 166.040. The  
18 district court found that it would have been wholly justified in invalidating the  
19 Trusts, but decided not to do so because it believed substantial justice could be  
20 afforded to the parties without invalidating such trusts. Any argument that ELN  
21 TRUST should be granted protections afforded by law to valid, self-settled  
22 spendthrift trusts should be rejected by the Court.

23 The district court was completely justified under the facts in its refusal to  
24 provide any protections to ELN TRUST. To the extent that the district court's  
25 specific reasoning for distributing trust assets, and reference to foreign statutes,  
26 was in error, such errors would be clearly harmless and should not provide a basis  
27 for relief to ELN TRUST. NRCP 61 provides:

28 No error in either the admission or the exclusion of evidence and no  
error or defect in any ruling or order or in anything done or omitted  
by the court or by any of the parties is ground for granting a new trial



EXHIBIT “3”

EXHIBIT “3”

# Utah Cabin Expenses Summary Sheet

<u>Cabin Expenses</u>	Payment	Due fr LSN Trust
For the period Jan 1, 2015 thru Jul 18,2017		
Gas Expense - Amerigas 2015	840.48	
Gas Expense - Amerigas 2016	110.11	
Power Expense - Rocky Mountain Power 2015	282.75	
Power Expense - Rocky Mountain Power 2016	390.23	
Power Expense - Rocky Mountain Power Jan 1,2017 thru Jul 15, 2017	210.91	
Satellite TV Exp- Direct TV 2015	505.11	
Satellite TV Exp- Direct TV 2016	734.19	
Satellite TV Exp- Direct TV Jan 1, 2017 thru Jul 15, 2017	581.59	
Property Tax Expense- Iron County Treasurer 2016	9,809.39	
Property Tax Expense- Iron County Treasurer Jan 1,2017 thru Jul 18,2017	11,213.36	
<b>Total Cabin Expenses paid by ELN Trust</b>	<b>\$24,678.12</b>	

50% of Expenses fr Jan 1, 2015 thru Jul 18,2017 due from LSN Trust to ELN Trust	\$12,339.06
--	-------------

Utah Cabin Expenses  
Summary Sheet

<u>Cabin Expenses</u>	Payment	Due fr LSN Trust
Previously Submitted to LSN Trust (still outstanding)		
for the Period June 2013 thru June 30,2014	2,805.25	
	20,298.77	
for the period July 2014 thru December 2014	12,749.71	

<b>Total Cabin Expenses paid by ELN Trust</b>	<b>\$35,853.73</b>
---	--------------------

<b>50% of Expenses fr June 3, 2013 thru December 31 2014 due from LSN Trust to ELN Trust</b>	<b>\$17,926.87</b>
--	--------------------

**General Ledger**  
**For the Period From Jun 1, 2013 to Jun 30, 2014**

Filter Criteria includes: 1) IDs from 7010-00-00-099 to 7010-00-00-099. Report order is by ID. Report is printed with

Account ID	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
Account Description							
7010-00-00-099	6/1/13			Beginning Balance			
Utah Expenses	7/1/13			Beginning Balance			
cabin	7/3/13			CDJ Rocky Mt Power - cabin power	18.43		
	7/8/13	3028		CDJ West Haven Ranch - Fish for pond at	600.00		
	7/30/13			CDJ Rocky Mt Power	140.12		
				Current Period Change			
	8/1/13			Beginning Balance			
	8/1/13			CDJ Rocky Mt Power	103.83		
				Current Period Change			
	9/1/13			Beginning Balance			
	10/1/13			Beginning Balance			
	10/3/13			CDJ Rocky Mt Power - cabin power	54.70		
	10/22/13			CDJ Rocky Mt Power - power	30.19		
				Current Period Change			
	11/1/13			Beginning Balance			
	11/19/13	3084		CDJ Davis Heating & AC - Nelson cabin p	60.00		
				Current Period Change			
	12/1/13			Beginning Balance			
	12/4/13			CDJ Rocky Mt Power	23.88		
	12/30/13			CDJ Rocky Mt Power	42.20		
				Current Period Change			
	12/31/13			Fiscal Year End Balance			
	1/1/14			Beginning Balance			
	1/29/14			CDJ Rocky Mt Power	23.35		
				Current Period Change			
	2/1/14			Beginning Balance			
	3/1/14			Beginning Balance			
	3/31/14			CDJ Rocky Mt Power	14.66		
				Current Period Change			
	4/1/14			Beginning Balance			
	5/1/14			Beginning Balance			
	5/8/14			CDJ Rocky Mt Power	14.48		
				Current Period Change			
	6/1/14			Beginning Balance			
	6/2/14			CDJ Rocky Mt Power	14.36		
	6/26/14			CDJ Amerigas - gas cabin	1,644.96		
	6/26/14			CDJ Rocky Mt Power - cabin power	20.09		
				Current Period Change			
	6/30/14			Ending Balance			2,805.25

**Cash Disbursements Journal**  
**For the Period From Jun 1, 2013 to Jun 30, 2014**

Filter Criteria Includes: 1) Vendor IDs from IRON COUNTY TREAS to IRON COUNTY TREAS. Report order is by

Date	Check #	Account ID	Line Description	Debit Amount	Credit Amount
7/3/13	3019	3960-00-00-000	0152352	64.01	
		3960-00-00-000	0095908	32.04	
		3960-00-00-000	0093614	64.55	
		3960-00-00-000	0373909	32.04	
		3960-00-00-000	0373917	32.04	
		3960-00-00-000	0490689	32.04	
		1020-00-10-000	Iron County Treasurer		256.72
12/16/13	3096	3960-00-00-000	Account ID 0352945 2012	10,844.93	
		1020-00-10-000	Iron County Treasurer		10,844.98
1/8/14	3114	3960-00-00-000	0152352	60.74	
		3960-00-00-000	0093614	61.24	
		3960-00-00-000	0095908	30.50	
		3960-00-00-000	0373909	30.50	
		3960-00-00-000	0373917	30.50	
		3960-00-00-000	0490689	30.50	
		3960-00-00-000	0352945	8,953.14	
		1020-00-10-000	Iron County Treasurer		9,197.12
Total				20,298.77	20,298.77

CABIN TAXES

Page: 1

SRAPP000189

**General Ledger**  
**For the Period From July 1, 2014 to Dec 31, 2014**

Account ID	Date	Reference Jnl	Trans Description	Debit Amt	Credit Amt	Balance
<b>Account Description</b>						
7010-00-00-099						
Cabin Expenses	7/1/14		Beginning Balance			
Utah	8/1/14		Beginning Balance			
	9/1/14		Beginning Balance			
	9/3/14		CDJ Iron County Treasurer - Trash Cabin	122.50		
	9/26/14		CDJ Rocky Mt Power - cabin	62.06		
	9/29/14	3193	CDJ Altitude Performance & Marine - polaris repairs	3,854.11		
	10/1/14		Beginning Balance			
	10/16/14		CDJ Direct TV - cabin cable	88.66		
	10/27/14	3206	CDJ Iron County Treasurer - 0093614 Property Taxes	47.61		
	10/27/14	3206	CDJ Iron County Treasurer - 0373917 Land	19.04		
	10/27/14	3206	CDJ Iron County Treasurer - 0373909 Land	19.04		
	10/27/14	3206	CDJ Iron County Treasurer - 0352945 Cabin	8,096.24		
	10/27/14	3206	CDJ Iron County Treasurer - 0095908 Land	19.04		
	10/27/14	3206	CDJ Iron County Treasurer - 0490689 Land	19.04		
	11/1/14		Beginning Balance			
	11/12/14	3209	CDJ Altitude Performance & Marine - Arctic Cat repair	350.85		
	11/14/14		CDJ Direct TV - cabin	13.86		
	12/1/14		Beginning Balance			
	12/12/14		CDJ Direct TV - cabin	37.66		
	12/31/14		Ending Balance			12,749.71

EXHIBIT “4”

EXHIBIT “4”

Inst #: 201311010001148  
Fees: \$19.00 N/C Fee: \$0.00  
RPTT: \$4227.90 Ex: #  
11/01/2013 11:34:27 AM  
Receipt #: 1829701  
Requestor:  
CHICAGO TITLE LAS VEGAS  
Recorded By: SAO Pgs: 4  
DEBBIE CONWAY  
CLARK COUNTY RECORDER

APN: 163-10-803-015  
Affix R.P.T.T. \$4,227.90

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENT TO:  
STEFAN NATHAN CHOCK  
7065 PALMYRA AVENUE  
LAS VEGAS, NV 89117

ESCROW NO: 13042142-149-CK

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Lynita Sue Nelson, Trustee of the Nelson Trust u/a/d July 13, 1993

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Stefan Nathan Chock, An Unmarried Man

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to: 1. Taxes for the current fiscal year, paid current.  
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SRAPP000192



Witness my/our hand(s) this 30th day of October, 2013.

The Nelson Trust u/a/d July 13, 1993

  
By: Lynita Sue Nelson, Trustee

Lynita Sue Nelson, Trustee

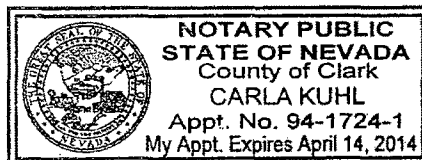
STATE OF NEVADA     )  
                                  ) ss.  
COUNTY OF CLARK    )

On this October 30, 2013  
appeared before me, a Notary Public,

Lynita Sue Nelson  
personally known or proven to me to  
be the person(s) whose name(s) is/are  
subscribed to the above instrument,  
who acknowledged that he/she/they  
executed the instrument for the  
purposes therein contained.

  
Notary Public   Carla Kuhl

My commission expires: 4-14-14



SRAPP000193

**EXHIBIT A**  
**LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL THREE (3) OF THE CERTAIN PARCEL MAP ON FILE IN FILE 46, PAGE 43, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF PALMYRA AVENUE LYING ADJACENT AND NORTHERLY OF SAID LAND AS VACATED BY THE BOARD OF COMMISSIONERS OF CLARK COUNTY, NEVADA IN AN ORDER OF VACATION RECORDED JANUARY 28, 1994, IN BOOK 940128 AS DOCUMENT NO. 01280 AND RE-RECORDED JULY 8, 1994, IN BOOK 940708 AS DOCUMENT NO. 00922 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

APN: 163-10-803-015

SRAPP000194

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

a) 163-10-803-015

b)

c)

**2. Type of Property:**

- a) ☐ Vacant Land      b) ☒ Single Fam. Res.  
c) ☐ Condo/Twnhse      d) ☐ 2-4 Plex  
e) ☐ Apt. Bldg.      f) ☐ Comm'l/Ind'l  
g) ☐ Agricultural      h) ☐ Mobile Home  
i) ☐ Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

\$829,000.00

Deed in Lieu of Foreclosure Only (value of property):

( )

Transfer Tax Value:

\$829,000.00

Real Property Transfer Tax Due:

\$4,227.90

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: 100%**

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

**Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature Lynita Sue Nelson Trust Capacity Grantor

Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name Lynita Sue Nelson Trust  
Address: 3316 Chesterbrook Ct.  
City, St., Zip: Las Vegas, NV 89135

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Stefan Nathan Chock  
Address: 7065 Palmyra Avenue  
City, St., Zip: Las Vegas, NV 89117

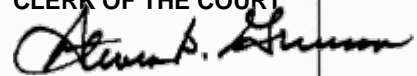
**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Chicago Title of Nevada, Inc.  
Address: 3100 W. Sahara Ave.  
City/State/Zip: Las Vegas, NV 89102

Escrow #: 13042142-149

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

SRAPP000195



1 **NOT**

2 RHONDA K. FORSBERG, CHARTERED  
3 RHONDA K. FORSBERG, ESQ.

4 Nevada Bar No. 009557

5 64 N. Pecos Road, Suite 800

6 Henderson, Nevada 89074

7 Telephone: (702) 990-6468

8 Facsimile: (702) 990-6459

9 rforsberg@forsberg-law.com

10 *Attorney for Eric L. Nelson*

11 **EIGHTH JUDICIAL DISTRICT COURT**  
12 **CLARK COUNTY, NEVADA**

13 ERIC L. NELSON

14 Plaintiff,

15 vs.

16 LYNITA SUE NELSON, MATT

17 KLABACKA, as Distribution Trustee of the

18 ERIC L. NELSON NEVADA TRUST

19 DATED May 30, 2001,

20 Defendants,

21 MATT KLABACKA, as Distribution

22 Trustee of the ERIC L. NELSON

23 NEVADA TRUST DATED May 30, 2001,

24 Cross-claimant,

25 vs.

26 LYNITA SUE NELSON,

27 Cross-defendant

28 ...

CASE NO: D-09-411537-D  
DEPT NO: O

**FAMILY DIVISION**

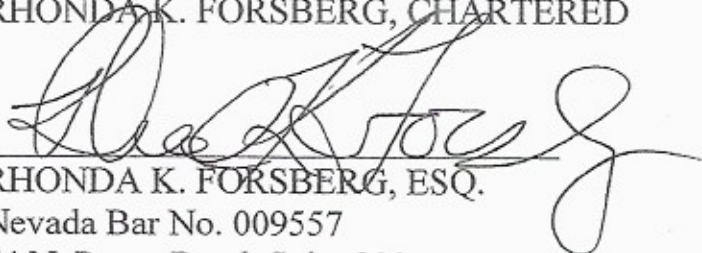
1        **NOTICE OF JOINDER TO REPLY TO OPPOSITION TO MOTION TO**  
2        **ENFORCE SUPREME COURT'S ORDER DATED MAY 25, 2017; MOTION TO**  
3        **HOLD LYNITA S. NELSON IN CONTEMPT FOR VIOLATION OF**  
4        **SEPTEMBER 22, 2014 ORDER; AND FOR ATTORNEY'S FEES AND COSTS**  
5        **AND OPPOSITION TO COUNTERMOTION FOR FINAL JUDGMENT**  
6        **CONSISTENT WITH THE NEVADA SUPREME COURT'S REMAND OR, IN**  
7        **THE ALTERNATIVE FOR AFFIRMATION OF JOINT PRELIMINARY**  
8        **INJUNCTION FOR A RECEIVER TO MANAGE THE PROPERTY PENDING**  
9        **FINAL JUDGMENT, FOR UPDATED FINANCIAL DICLSOURES AND**  
10       **EXCHANGE OF FINANCIAL INFORMATION, AND FOR SALE OF**  
11       **PROPERTY FOR PAYMENT OF ATTORNEY'S FEES**

12       PLEASE TAKE NOTICE Defendants, Counterclaimants/Crossdefendants/Third-  
13       Party Defendants, Eric Nelson, Individually, and as Investment Trustee of the ERIC L.  
14       NELSON NEVADA TRUST dated May 30, 2001, by and through his Counsel of  
15       Record, Rhonda K. Forsberg, Esq., hereby join defendants, MATT KLABACKA,  
16       Individually and as Distribution Trustee of the ERIC L. NELSON NEVADA TRUST  
17       dated May 30, 2001 NOTICE OF JOINDER TO REPLY TO OPPOSITION TO  
18       MOTION TO ENFORCE SUPREME COURT'S ORDER DATED MAY 25, 2017;  
19       MOTION TO HOLD LYNITA S. NELSON IN CONTEMPT FOR VIOLATION OF  
20       SEPTEMBER 22, 2014 ORDER; AND FOR ATTORNEY'S FEES AND COSTS AND  
21       OPPOSITION TO COUNTERMOTION FOR FINAL JUDGMENT CONSISTENT  
22       WITH THE NEVADA SUPREME COURT'S REMAND OR, IN THE ALTERNATIVE  
23       FOR AFFIRMATION OF JOINT PRELIMINARY INJUNCTION FOR A RECEIVER  
24       TO MANAGE THE PROPERTY PENDING FINAL JUDGMENT, FOR UPDATED  
25       FINANCIAL DICLSOURES AND EXCHANGE OF FINANCIAL INFORMATION,

1 AND FOR SALE OF PROPERTY FOR PAYMENT OF ATTORNEY'S FEES, filed  
2 with this Court on or about August 4, 2017 to avoid duplicative pleadings in this matter.  
3

4 Dated this 4<sup>th</sup> day of August, 2017.

5 RHONDA K. FORSBERG, CHARTERED  
6

7   
8 RHONDA K. FORSBERG, ESQ.

9 Nevada Bar No. 009557

10 64 N. Pecos Road, Suite 800

11 Henderson, Nevada 89074

12 *Attorneys for Eric L. Nelson*  
13  
14  
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☒ BY ELECTRONIC SERVICE: Pursuant to EDCR 8.05(a), EDCR 8.05(f), NRCP 5(b)(2)(D) and Administrative Order 14-2 captioned "In the Administrative Matter of Mandatory Electronic Service in the Eighth Judicial District Court," by mandatory electronic service through the Eighth Judicial District Court's electronic filing system;

☐ BY FACSIMILE: Pursuant to EDCR 7.26, I transmitted a copy of the foregoing document this date via facsimile.

☒ BY ELECTRONIC MAIL: Pursuant to EDCR 7.26, I transmitted a copy of the foregoing document this date via electronic mail.

• • •

• • •


• • •

1 ☐ BY CERTIFIED MAIL: I placed a true copy thereof enclosed in a sealed  
2 envelope, return receipt requested.

3 To the party(s) listed below at the address, email address, and/or facsimile number  
4 indicated below:

5 Robert P. Dickerson, Esq.  
6 The Dickerson Law Group  
7 1745 Village Center Circle  
8 Facsimile: (702) 388-0210  
9 Las Vegas, Nevada 89134

Mark A. Solomon, Esq. and Jeffrey P. Luszeck, Esq.  
Solomon Dwiggin Freer & Morse, LTD  
Cheyenne West Professional Centre  
9060 W. Cheyenne Avenue  
Facsimile: (702) 853-5485  
Las Vegas, Nevada 89129

10   
11 \_\_\_\_\_  
12 An employee of Rhonda K. Forsberg, Chartered



FILED

FEB 12 2019

*Alvin L. Johnson*  
CLERK OF COURT

COPY

EIGHTH JUDICIAL DISTRICT COURT  
FAMILY DIVISION  
CLARK COUNTY, NEVADA

ERIC L. NELSON, ) CASE NO. D-09-411537-D  
) DEPT. O  
Plaintiff, )  
)  
vs. ) APPEAL : 77473  
)  
LYNITA SUE NELSON, )  
) SEALED  
Defendant. )

BEFORE THE HONORABLE FRANK P. SULLIVAN

TRANSCRIPT RE: ALL PENDING MOTIONS

AUGUST 8, 2017

1 APPEARANCES:

2 The Plaintiff:  
3 For the Plaintiff:

ERIC NELSON  
RHONDA FORSBERG, ESQ.  
64 N. Pecos Rd., #800  
Las Vegas, NV 89102

5 The Defendant:  
6 For the Defendant:

LYNITA SUE NELSON  
JOSEF KARACSONYI, ESQ.  
1745 Village Center Dr.  
Las Vegas, NV 89134

7 Others:

JOAN RAMOS (not present)  
ROCHELLE McOOWAN (not present)  
MATT KLABACKA (not present)

9 For Others:

JEFFREY LUSZECK, ESQ.  
9060 W. Cheyenne Ave.  
Las Vegas, NV 89129

1 LAS VEGAS, NEVADA

TUESDAY, AUGUST 8, 2017

2 P R O C E E D I N G S

3 (THE PROCEEDING BEGAN AT 09:49:41.)

4 THE COURT: Time set in the matter of Eric Nelson and  
5 Lynita Nelson. Domestic case number D-09-411537. This is on  
6 the ENL Trust Motion to Enforce the Order of the Supreme  
7 Court. We always get appearances for the record. We'll just  
8 start with the Trust.

9 MR. LUSZECK: Jeff Luszeck, bar number 9619 on behalf of  
10 Matt Klabacka, the Distribution Trustee of the ELN Trust.

11 MS. FORSBERG: Rhonda Forsberg, 9557 on behalf of Eric  
12 Nelson ...

13 Mr. NELSON: Your Honor.

14 MS. FORSBERG: ... and Eric Nelson is present to my right.

15 MR. KARACSONYI: Joseph Karasconyi, 10634 on behalf of  
16 Lynita Nelson who is present.

17 THE COURT: Good morning Ms. Lynita, it's good to see both  
18 of you again. I'm sure neither one of you are too happy to  
19 see me again. But we are here, I have read the Motion to  
20 Enforce, the Opposition and the Reply based on Supreme Court  
21 Decision that was filed with the Court on May 25, 2017. Let  
22 me kinda summarize what I say and then everybody can kinda  
23 jump in there.

24 The ENL Trust has made several requests based on  
25 Supreme Court Decision. They're requesting that a Quit Claim

1 Deed be - - transfer fifty percent of the Lindell property,  
2 also provide a copy of all leases from the Lindell property  
3 from the date of divorce, June 2013 , to currently and to pay  
4 fifty percent of any of the rents collected from the Lindell  
5 property, again from the date of the - - June, 2013 to  
6 present.

7 Also, a Quit Claim Deed transferring the Banone  
8 properties back to the ENL Trust with a copy of the leases and  
9 request for payment of all - - a hundred percent of all rents  
10 from the Banone properties from June, 2013 to current.

11 Also, a request for payment of one hundred percent  
12 payments received from the Farmouth Circle Promissory Note.

13 Also request to release the Seven Hundred and Twenty  
14 Thousand Dollars that this Court has held in a blocked  
15 account.

16 Also order Lynita to return the Three Hundred and  
17 Twenty Four Thousand Dollars that was paid off pursuant to the  
18 Court Order of September 22, 2014, and also for the LSN Trust  
19 to return the Six Thousand and Fifty Dollar security deposit  
20 pursuant to the Order of June - - of September 22, 2014.

21 And also a quarterly accounting for the Lindell and  
22 Banone properties dating back to June, 2013. And the return -  
23 - LSN to return Seventy Five Thousand Dollars paid by Banone  
24 Arizona on or about June 30, 2014.

25 Is that - - Anything I missed on there, counsel?

1 MR. LUSZECK: That's accurate, Your Honor.

2 THE COURT: I have - the Opposition, of course, has  
3 requested that basically this Court find that the property of  
4 the Trusts were community property. In the alternative, to do  
5 a tracing of any assets to determine and also a request that  
6 the property in the Brian Head be sold and the Reply has  
7 opposed the sale of the Brian Head property or, in the  
8 alternative, the Court was to order the first right of refusal  
9 to be purchased either by the Trust or by Mr. Nelson, as a  
10 right of first refusal. So that's kinda everything that I  
11 see. Anything that I missed?

12 MR. KARACSONYI: Yeah, yeah we'd ask, requested that the  
13 Court affirm the Joint Preliminary Injunction, freeze the  
14 assets, appoint a third party receiver, require all parties to  
15 complete and file statements of assets and liabilities,  
16 require all parties to supplement all financial information,  
17 documents previously produced and reappoint Larry Bertsch.

18 THE COURT: It's your Motion, counsel, I'll let you go  
19 first on that then anything you wanna update or highlight to  
20 me. The way I see it the Supreme Court issued their Decision.  
21 I thought the Decision, number one, found that the Separate  
22 Property Agreements in this, was a valid, unambiguous  
23 agreement and that the Self-Settled Spendthrift Trusts were  
24 valid and unambiguous.

25 They felt that the Court made errors in equalizing

1 the Trust assets and also erred in ordering Mr. Nelson's  
2 personal obligations be paid by the Trust, specifically, the  
3 child support and the spousal support. And that the  
4 constructive trust that this Court issued over Russell Road  
5 and Lindell Properties be vacated and then basically addressed  
6 some of the issues of the June 8, 2015, Order relating to the  
7 assets on that.

8           So that's kinda where we're at now so without  
9 further ado, let me hear from the Trust, then I'll hear from  
10 Mr. Nelson, then I'll hear from counsel:

11           MR. LUSZECK: I don't know that I have much to add, Your  
12 Honor, other than what's in our, our moving papers.  
13 Obviously, the Supreme Court issued its Opinion. We thought  
14 it was really clear with the areas that you just referenced,  
15 the fact that the Constructive Trusts were vacated and the  
16 Supreme Court also find, found that the unjust enrichment was  
17 improper and we believe, based on that, Banone should be  
18 released immediately as well for the ELN Trust.

19           And because of the fact that Eric's personal  
20 obligations can't be paid from assets owned by the ELN Trust,  
21 we believe the Seven Hundred Twenty Thousand that's been  
22 frozen for a while needs to be released as well.

23           Then obviously, there's the other relief that we  
24 sought with respect to the payments that were previously made,  
25 specifically Three Hundred Twenty Four Thousand Dollars that

1 was paid. That needs to be returned to the ELN Trust, as  
2 well. As well as the other payments that were identified in  
3 our Motion to Enforce.

4 I mean, I, I understand opposing counsel's argument  
5 that they wanna hold everything somewhat in abeyance until  
6 this Court can conduct a tracing; however, the Supreme Court,  
7 in my opinion, made it relatively clear that these, these  
8 actions, the Constructive Trust were vacated and the assets  
9 are to be returned to the ELN Trust immediately, as opposed to  
10 a remand hearing, or as opposed to I give this Court the  
11 opportunity to conduct a tracing.

12 There's no reason that those assets can't be  
13 returned to the ELN Trust immediately. As this Court probably  
14 recalls, after this Court entered the Divorce Decree, the  
15 assets were transferred from the ELN Trust to the LSN  
16 immediately pursuant to this Court's Order.

17 THE COURT: And over you guys' objection, you guys have  
18 ...

19 MR. LUSZECK: We objected, of course, but this Court said  
20 it needs to happen and the ELN Trust complied and, and the  
21 property was transferred over. That was four years ago, Your  
22 Honor, three and a half years ago. The ELN Trust has waited  
23 patiently for the ruling from the Supreme Court has happened,  
24 those portions of the Divorce Decree were overturned and we  
25 believe those assets need to be returned back to the ELN Trust

1 immediately.

2 I don't know if you want me to address the issues in  
3 the Counter Petition at this point, or if you want to give Mr.  
4 Karasconyi the opportunity to respond to the Motion to  
5 Enforce.

6 THE COURT: Why don't we have you go first, then we'll  
7 take it down item by item so that.

8 MR. KARACSONYI: Before I, before I get into the specific  
9 argument, I will say that we, we obviously, because of the  
10 timing, haven't had a chance to reply to the Opposition to the  
11 Counter Motion. And I don't know if Your Honor would like us  
12 to do a written reply just because I feel that these issues  
13 probably need to be placed on the record - each party's  
14 position - with respect to these issues given the fact that  
15 this is likely to end up again in front of the Nevada Supreme  
16 Court and, and we wanna have a clear record.

17 With that being said, I'm prepared to, to argue  
18 orally some of those points. There was a lot in the  
19 Opposition to the Counter Motion and I feel that perhaps it  
20 would be appropriate for the Court to just allow a brief  
21 continuance of, of, of the decision on these issues to allow  
22 for a written briefing on that issue.

23 THE COURT: I'm gonna give everybody a chance to make a  
24 clear record because that's - this case needs to be resolved.  
25 I cannot imagine being in that situation to think that you



1 guys separated in 2008, I think, and the Petition was filed in  
2 2009. Now it's 2017, I could not imagine being in that  
3 position on either side for eight years or nine years now  
4 pending over your heads. So I do know it needs to get  
5 resolved one way or the other by the Nevada Supreme Court or  
6 whoever.

7           So, I'll be fine to give everybody a chance to  
8 establish a firm record. I'll, I'll be honest right now  
9 counsel, I'm really not inclined to freeze everything and  
10 start all over again and have a third party receiver. We  
11 kinda went through that route at the beginning to try to get  
12 that all done so I'm not inclined to stop that and go back to  
13 square one.

14           But, if you wanna address a little bit more detail  
15 in your request, I really am more looking at, what I thought  
16 the Supreme Court made clear was kinda the tracing issue, that  
17 really seems to be where it needs to go 'cause I thought they  
18 were pretty clear on the Separate Property Agreement.

19           I thought they were pretty clear on their Trust,  
20 that basically despite this Court's public policy that child  
21 support and spousal support should not be prohibited from,  
22 from the spendthrift trust on that. Obviously the legislature  
23 had spoken on that and denied that, so basically the  
24 spendthrift trusts are pretty solid according to the Supreme  
25 Court as far as cannot be reached by creditors, including

1 spousal or child support, so I thought that was pretty clear  
2 on that. But they said there was no tracing, so I thought  
3 that was a key issue, but.

4 MR. KARACSONYI: There is and, and, and it is the key  
5 issue. The key issue is what's community property and what's  
6 separate property. And the problem you have is that the  
7 District - the Supreme Court certainly didn't prevent this  
8 Court from doing - - from following standard divorce  
9 procedures and making sure that you can give effect to your  
10 ultimate judgment.

11 The Court is required to issue a Joint Preliminary  
12 Injunction in any divorce matter. Just because these parties  
13 hold property in trust that's subject to a community claim,  
14 does not prevent the Court from, from issuing the Joint  
15 Preliminary Injunction.

16 In fact, if it was the Court's policy or the Court's  
17 procedure that Joint Preliminary Injunctions didn't apply in  
18 cases where parties had property in trust, then there would be  
19 a large percentage of, of parties who were treated differently  
20 in this Court than other litigants, and who would be basically  
21 exempt from the Joint Preliminary Injunction and the ability  
22 of the Court to preserve the status quo pending a final  
23 determination.

24 Now the disagreement comes in on what, what, what  
25 the Supreme Court meant or what, what, what it's ruling was

1 with respect to the tracing. There's no doubt that the  
2 Supreme Court has said that any property that's community  
3 property - as you stated community property in, community  
4 property out - any property that's community property in the  
5 parties' respective trusts can be divided by the Court and  
6 used to satisfy the obligations of Eric.

7           The disagreement comes in as to where you begin the  
8 tracing and based on the, the, the ELN Trust is arguing that  
9 the tracing would begin in 2001, purporting that the District  
10 Court - that the Supreme Court made findings that the property  
11 transferred, all the property transferred into the 2001 Trust  
12 was separate property. And I think if you read the entire  
13 Decision of the Supreme Court, and I did again this morning,  
14 you see that that's really not what the Supreme Court said.

15           First of all it would lead to an absurd result. The  
16 Supreme Court said that this Court needs to do a tracing and  
17 that each party's, each party's opinion as to the character of  
18 assets is of no value. It wouldn't make sense then that the  
19 Court, in the absence of a tracing would on its own - the  
20 Supreme Court - make factual findings that all of the property  
21 in 2001 transferred to the trust is separate property. That  
22 would fly in the face of the rules of law that the Supreme  
23 Court announced. It also wouldn't make sense that the Supreme  
24 Court would hold, as they state, that just because a party  
25 declared that they were transferring into their trust separate

1 property that that would be separate property because that  
2 again would fly in the face of the Supreme Court's holding  
3 that a party's opinion as to the character of property is of  
4 no value.

5           The Supreme Court relied on a finding that you made  
6 that said, and this is at page 6 of the Supreme Court's  
7 Decision, that on June 3, 2013, the District Court found that  
8 the Separate Property Agreement was valid and the parties'  
9 Self-Settled Spendthrift Trusts were validly established and  
10 funded with separate property.

11           First, you had found that the parties took the  
12 property from the 1993 Trust and transferred them to the Self-  
13 Settled Spendthrift Trust. The Court is reiterating that, and  
14 that's true. You weren't making a finding as to whether that  
15 property at that time was community or separate property, I  
16 don't believe.

17           The other thing that I would say is that it's  
18 absolutely true that if the Separate Property Agreements were  
19 valid as the Supreme Court has, has affirmed, then the parties  
20 did have separate property that was still mentioned in the  
21 Separate Property Agreements that were transferred to the 2001  
22 Trust. That's true. There was the Palmyra Residence, Eric  
23 Nelson Auctioneering, and some other properties that, that  
24 were no longer in existence at the time of divorce and I don't  
25 have the exact list in front of me, that were separate

1 property pursuant to the agreement in 2001.

2           So it is true that the separate - - that, that  
3 certain separate property funded the 2001 trust and the  
4 Supreme Court confirmed that and, and nobody's arguing that.  
5 The question is, whether or not there was community property  
6 at any point in the Self Settled Spendthrift Trust. And the  
7 Court has, it has made it clear in their, in their decision at  
8 page 23, note 6, we note the possible confusion between our  
9 conclusion here protecting spendthrift trust assets from the  
10 personal child and spousal support obligations of the  
11 beneficiary and our conclusion above requiring the Court to  
12 dispose of community property within the spendthrift trust,  
13 requiring the court to dispose of community property within  
14 the spendthrift trust. To clarify, because the non-  
15 beneficiary spouse retains a property interest in community  
16 property contained within the spendthrift trust, the  
17 restraints would - skipping ahead - would not apply.

18           The District Court - page 16 and 17 - having  
19 concluded the District Court had subject matter jurisdiction,  
20 the written instruments at issue are valid and the District  
21 Court must trace assets to determine whether any community  
22 property exists within the trusts. Okay? So, I don't believe  
23 that you can read the Court's, the Supreme Court's ruling as a  
24 finding by the Supreme Court - a factual finding - that all  
25 the property in 2001 was separate property. The Supreme Court

1 was just reiterating your findings, you obviously know what  
2 those findings meant. There was obviously some separate  
3 property that was transferred to the 2001 trust and the Court  
4 was reiterating that, but it certainly never said anywhere, we  
5 find and conclude that all the property in 2001 that was  
6 transferred to everybody's trust was separate property. It  
7 would fly, again, in the face of their own decision that the  
8 tracing is required.

9           So our, our argument is that you need to start back  
10 at 1993, with respect to any property that wasn't mentioned in  
11 the, in, in the Separate Property Agreement and it makes a  
12 difference because it changes the burdens of proof as the, as  
13 counsel has pointed out in the Opposition to the Counter  
14 Motion that we have not yet, didn't have an opportunity to  
15 respond to because of the timing. But, you - - it, it makes a  
16 difference because if you start with something that's separate  
17 property then the burden's on the other spouse to show a  
18 community interest.

19           If you start with the presumption, and the Supreme  
20 Court, again, affirmed the presumption, everything's presumed  
21 to be community property acquired during marriage. If you  
22 start with that presumption then the burden falls on the other  
23 party to trace it back to separate property. So, that's the  
24 difference.

25           I, I know you're not inclined to, to appoint a third

1 party receiver and start all over again, but we really believe  
2 you have to preserve the assets. You know, you know from  
3 history what happens if you don't preserve the assets. So if  
4 you're not inclined to appoint a receiver or freeze the  
5 assets, we need to at least put in safeguards in place so that  
6 you can give effect to your final judgment.

7           Here's why it makes sense to do what we're asking  
8 and not what they're asking with regard to that issue that I  
9 just, that I just finished on and I don't mean to backtrack,  
10 but. If you start in 2001 now and you go forward and then we,  
11 and you make a decision and there's an appeal, then the  
12 Supreme Court is left to decide whether or not that was - - if  
13 the Supreme Court decides that was improper and you have to go  
14 back to 1993, we're here again.

15           If you start at 1993 now and you go all the way to  
16 present day, then you will have covered all time periods  
17 requested by either party and we can insure that no matter  
18 what your decision is, that you can at least provide that this  
19 is my decision, you know, this is the tracing from 1993 all  
20 the way to present day and that whatever the Supreme Court's  
21 decision is at that point, if there's another appeal, and I'm  
22 assuming there will be, that the Supreme Court doesn't have to  
23 remand this matter back for more evidence, for more  
24 determinations.

25           The Court will have both alternatives there and can

1 make a decision and we can finally put a conclusion to, to  
2 this specific divorce action.

3           So I don't know on any of the other points - the  
4 Brian Head cabin. I don't know if you want me to get into  
5 that, but this is a - - they have opposed that and said that  
6 she could sell her fifty percent interest. I think this is  
7 law school 101 - Partition Actions. You have two owners. If  
8 you have a property that cannot be equally divided in half  
9 without destroying the value, and you have joint owners and  
10 one of them wants to sell, then either party may request  
11 partition and the Court sells the property. That's just how  
12 it happens. It happens in every, every day.

13           So, it's not an option to say you sell something  
14 that has minimal value - fifty percent - that's not as  
15 valuable as the whole and that's what you're stuck with. So,  
16 she wants to sell, she's a joint owner, you have jurisdiction  
17 over their property and this subject matter and so you should  
18 order either it to be sold, or if he wants to buy it out and  
19 have it offset somewhere later down the line when you make  
20 your final determination, then we can get an appraisal as of  
21 today's date and we can work that out. But she needs the  
22 money to litigate this case.

23           And you could enter an Order, technically, against  
24 him and we'll see what the evidence shows with regards to his  
25 income and stuff, but, you know, to require him to help fund



1 her attorney's fees, but she needs the money and she's a joint  
2 owner and she's entitled to a sale of that residence.

3 With regard to how you accomplish the tracing, if I,  
4 I, I think you're inclined to do a tracing, not to make Orders  
5 on previous, on previous findings or previous testimony and  
6 evidence. If that's the case, then I think that we, you know,  
7 you already found that their expert had no - - didn't have  
8 credibility, I think we just go back to somebody who's already  
9 familiar with the case and has done a lot of that and Larry  
10 Bertsch, and have him perform that tracing for the Court. And  
11 then if either party wants to introduce other evidence or go a  
12 different route, then obviously that's their, their  
13 prerogative.

14 THE COURT: Thank you counsel.

15 MR. LUSZECK: Your Honor, what opposing counsel's asking  
16 to do is essentially written - relitigate the Supreme Court  
17 Order which was clear on what this, the tracing of this Court  
18 (indiscernible). Clear it with what this, they wanted this  
19 Court to do with respect to the tracing. They never filed a  
20 Motion for Reconsideration. I cited at least four times in  
21 the Divorce - the Opinion from the Nevada Supreme Court where  
22 they confirmed that the separate property - - the Self-Settled  
23 Spendthrift Trusts were funded with separate property. If you  
24 look at page 2, later the parties converted those trusts into  
25 Self-Settled Spendthrift trusts and funded them with their

1 respective separate property.

2           Page 4, in 2001 Eric and Lynita converted their  
3 Separate Property Trust into Eric's Trust and Lynita's Trust  
4 respectively and funded the Self-Settled Spendthrift Trust  
5 with the separate contained within the Separate Property  
6 Trusts.

7           Page 13, for the reasons set forth below, we hold  
8 the Self-Settled Spendthrift Trusts are valid and the trusts  
9 were funded with separate property stemming from the valid  
10 Separate Property Agreement.

11           There was numerous pieces of evidence via testimony  
12 or documents that were introduced at trial that confirmed that  
13 it was separate property that - as opposed to community  
14 property - that funded the Self-Settled Spendthrift Trust.  
15 There was a separate Property Agreement itself. The language  
16 of the Separate Property Trusts which, as this Court will  
17 probably recall, Eric's Separate Property Trust was signed off  
18 by Lynita and vice versa.

19           Those trusts say that during the life of the Trustor  
20 the property shall retain its character as separate property.  
21 There is testimony from Shelley Newell, as well, the  
22 bookkeeper. Testimony from other individuals who testified  
23 that it retained its separate nature and all of the books were  
24 kept separate.

25           Also, the terms of the Self-Settled Spendthrift

1 Trusts - once again, the, the, the Supreme Court Opinion  
2 constitutes the law of the case, Your Honor. The Supreme  
3 Court made it clear that the Self-Settled Spendthrift Trusts  
4 were funded with separate property. Consequently, the only  
5 tracing that we need to begin, if at all, starts in 2001, not  
6 as far back as 2000 - - 1993. If there was a question  
7 regarding the Supreme Court's intent, then a Motion for  
8 Reconsideration, Rehearing should have been filed by Lynita.  
9 That never happened. And for that reason, Your Honor, any  
10 tracing should start 2001 as opposed to 1993.

11           With respect to selling the Brian Head property,  
12 irrespective if it's law school 101, they never filed a  
13 partition action. They filed a paragraph in their counter  
14 petition requesting to sell so that Lynita can pay her  
15 attorney's fees. As this Court will certainly recall, and as I  
16 put in the Opposition, this Court made it clear that certain  
17 properties that were transferred over to Lynita, including - -  
18 well, the Brian Head property was owned fifty fifty by each of  
19 the parties.

20           The Court made it clear that those properties were  
21 gonna be held in abeyance as security in case this Court  
22 needed to reshuffle any assets or fees in this case. For  
23 example, we had Three Hundred Twenty Four Thousand Dollars  
24 that was improperly transferred from an asset that was held by  
25 the ELN Trust to Lynita. That needs to be repaid to the ELN

1 Trust.

2 We have outstanding rents that were collected from  
3 Lindell and Banone starting from 2013 through present, they  
4 need to be repaid to the ELN Trust. So based on all that, we  
5 can't just start selling off properties when those are being  
6 held as security for the ELN Trust.

7 What's troubling here is, Lynita's been collecting  
8 rents for Lindell and Banone for four years now and if she  
9 really needs the money and is unable to pay it from there, she  
10 has other assets that she can sell. It's not fair or  
11 equitable for this Court to order that an asset that's being  
12 held jointly between the two trusts to pay her attorney's fees  
13 when she has other assets that are titled solely in the name  
14 of the LSN Trust that can be sold to pay any outstanding  
15 attorney's fees going forward.

16 So for this reason, Your Honor, we request the Brian  
17 Head cabin not be ordered to be sold at this time.

18 THE COURT: As far as the Brian Head, it's not - with the  
19 history of this litigation, it's not practical for them to  
20 have fifty fifty ownership. I mean, is this gonna - - I mean  
21 they can file for Partition, but if my understanding at that  
22 point was Mr. Nelson had an interest in the Brian Head  
23 property as for personal 'cause his family lives all around  
24 there. I think his family built around there. Ms. Lynita did  
25 not have a lot of interest in keeping the property at that

1 time and we went through all that testimony. But it would  
2 seem that if they're gonna do it, they're gonna partition to  
3 sell their half either way on that just to get it done.

4 Now since, I imagine, the trust may be interested in  
5 buying it, we get some appraisals done and get that done  
6 because in the long term that's gonna have to be resolved  
7 eventually on that because having it fifty fifty is just not  
8 feasible on their, those issues. I think with the property  
9 and transferring property back, there's other things we can on  
10 that, but I'd be inclined to have the Brian Head property sold  
11 if they were to Partition it, but I wanna give you guys a  
12 chance to think about that 'cause it seems like it's  
13 practical.

14 We need to get this case resolved. And it seems  
15 like one of the issues that was a no-brainer 'cause I believe  
16 that Mr. Nelson was interested in the property much more than  
17 Ms. Lynita. Now maybe that's changed over the time, but I  
18 believe his family was up there and he built it up there and  
19 he had an interest. That's why I put the right of first  
20 refusal in that so if one property wanted to sell it, since I  
21 know they could not continue owning it in ownership, so I'd be  
22 inclined to order the Brian Head property be sold on that.

23 Get some appraisals and see if either party wants  
24 it. Either the Trust or Mr. Nelson personally if he wanted to  
25 buy it out there, but that seemed like the best avenue on that

1 to get that matter resolved. At least one issue down.

2 MR. LUSZECK: Well I think the Trust, the ELN Trust is  
3 interested in purchasing it, but the issue is, is what happens  
4 to the sale proceeds? As I previously stated, the LSN Trust  
5 and Lynita owe the LSN Trust - the ELN Trust hundreds of  
6 thousands of dollars. So, if, if it's sold - - if the ELN, if  
7 the ELN Trust purchases it, that money needs to be held in  
8 abeyance and not be given to Lynita or the LSN Trust to pay  
9 attorney's fees or be used for other means.

10 THE COURT: She also has the fifty percent interest in the  
11 Lindell property...

12 MS. KARACSONYI: That's what I was gonna say, that's very  
13 valuable and you also have, again, this is an if, if they owe  
14 hundreds of thousands because, again, you have the whole  
15 tracing issue which puts all the property at issue anyhow.  
16 So, yeah, I think the Lindell property is enough security - I  
17 think it's worth what, Two Million Dollars now?

18 THE COURT: I remember that was the ...

19 MR. KARACSONYI: It was worth that at the time I think  
20 approximately.

21 THE COURT: ... I think there's other ways to do it. On  
22 this thing with the Brian Head 'cause I knew from the trial  
23 that the trial said Mr. Nelson personally was interested in  
24 that 'cause it was his family, is what my understanding, so,  
25 but...

1 MR. LUSZECK: Once again and you don't have a formal  
2 partition action in front of you. Partition actions are need  
3 to be brought pursuant to NRS 39, the Counter petition that  
4 was brought doesn't comply with that statute.

5 THE COURT: I think you're right, they need to get that  
6 done by trying to see if there's some issue we can get  
7 resolved just to move on with that, but I'll give you a chance  
8 if you wanna supplement with written briefs. Did you wanna  
9 address your, anything else, counsel and then we'll? Any  
10 other issues we wanna address before the Court. I'm gonna  
11 give you a chance to write your briefs since you've got a real  
12 good record on that.

13 With the tracing, I need to consider - I was looking  
14 at the tracing I'd consider what date would I start? I need  
15 to kinda look at the evidence again and read the Supreme Court  
16 Decision again. I do know they mentioned several times, but  
17 they also kinda seemed to infer that I had made that finding  
18 on some of those pages as well that I looked on. That as far  
19 as to the 2001, so I need to check that out with the Trust.  
20 I'm looking for the page where I saw it on that, but I need to  
21 look at that. But the real issue is. As far as any other  
22 issues that we need to address on that? I know we have the...

23 MR. LUSZECK: Well I think the tracing isn't limited to  
24 the start date, it's also ended - you also need to look at the  
25 end date.

1 THE COURT: Absolutely ...

2 MR. LUSZECK: It's, it's put in our Opposition. I mean,  
3 it needs to be the entry of the Decree of Divorce which is  
4 June 3, 2013. Definitely no tracing needs to be conducted  
5 with respect to Wyoming Downs, Your Honor. In your September  
6 22 ...

7 THE COURT: Based on my finding that we did...

8 MR. LUSZECK: ... exactly...

9 THE COURT: ... in September 22...

10 MR. LUSZECK: ... you already found, you already found  
11 that it was separate property, it wasn't community property.  
12 So with respect to Wyoming Downs, no tracing needs to be  
13 conducted with that. As well, you know, Lynita did file an  
14 appeal on the September 22, 2014 Order. That...

15 THE COURT: It indicated the Court said the other  
16 arguments were not valid...

17 MR. LUSZECK: ... (indiscernible), exactly, so, yeah you  
18 need to look at the start, you need to look at the end date,  
19 but regardless of what the start and end date is, Wyoming  
20 Downs is out of the equation.

21 THE COURT: Are you opposed to Mr. Bertsch if we had that,  
22 Mr. Bertsch I believe, Mr. Nelson personally had indicated he  
23 thought he had done a good job. I don't wanna put any words in  
24 his mouth, but it seemed like both parties were pretty  
25 comfortable. Mr. Bertsch is ...



1 MR. LUSZECK: yes...

2 THE COURT: ... agreed on if we have to do a tracing.  
3 Well, I was trying to avoid going through a whole another  
4 mountain of litigation simply 'cause this case needs to be  
5 done for both sides on that same token. But the Supreme Court  
6 and tracing, I think that's the hot issue for appeal to be  
7 quite honest, or a second appeal I should say, or third, or  
8 fourth wherever we're at.

9 I do know that Mr. Bertsch has done a lot of  
10 accountings of property on that. I need to look at that, but  
11 I don't know how many of those were in evidence. I know he  
12 did a lot of, in the D file throughout their stuff like that,  
13 there's a lot of accountings on that, but I don't think they'd  
14 review those accountings by itself, it'd probably be  
15 sufficient to trace. So I probably would be considering Mr.  
16 Bertsch as tracing on that.

17 To be honest, I'm really not inclined to reissue the  
18 JPI and freeze all that. I did the same thing when you guys  
19 had argued about our transferring all the property to her.  
20 You guys opposed that, I said we can always transfer it back,  
21 which I did, just told them that they wouldn't be able to see  
22 anything on that so that we could preserve that. So, I'm  
23 really not inclined to put a stay on everything. This case  
24 needs to move forward either way, but I need to look at all  
25 those issues. But I'd like to say about - if you're

1 interested in the Brian Head while they file their Motion for  
2 Partition, I mean, just, if we get something going maybe they  
3 can resolve that so we get appraisals and we're comfortable  
4 with the appraisals. We normally get two appraisals and if  
5 it's a disagreement, we get a third one and try to get that  
6 resolved if that's something you have an interest on, but.

7 MR. LUSZECK: Your Honor, what about our other relief we  
8 request in our Motion to Enforce?

9 THE COURT: I'm not, as far as that, I'm not gonna award  
10 attorney's fees to either side at this time. I think what  
11 happened, I don't think the Supreme Court was so clear that  
12 they are violating it or anything on that. Willfully I do know  
13 there was some issues about willful violation. I have to look  
14 at the letters that were attached on that. But, I'm not  
15 inclined at this time to award any attorney's fees to either  
16 side at this time, but again, I will further consider it as I  
17 get more information.

18 Again, I need to look, we have a plethora of  
19 evidence I need to look at and try to put everything back in  
20 perspective on that. But my goal is to get this case resolved  
21 once and for all for everybody as best I can and try to  
22 minimize additional evidence or anything for everybody.

23 MR. LUSZECK: Understood. I meant more with respect to,  
24 that was definitely one facet of it, but more with respect to  
25 the request to transfer the assets back from the LSN Trust to

1 the ELN Trust and to unfreeze the Bank of Nevada account which  
2 was an asset, which was an asset that was, this Court found,  
3 was an asset of the ELN Trust and the only reason why it was  
4 frozen was because it was gonna pay the alimony for Lynita,  
5 but the Supreme Court found that that was improper to do so.

6 THE COURT: Yeah, I think we had one point. There was  
7 that One Point Four Million. I released half to the ELN Trust  
8 so they could use that for operating expenses ...

9 MR. LUSZECK: There was about Four Hundred Thousand...

10 THE COURT: ...Was there ...

11 MR. LUSZECK: ... Maybe Four Fifty, so...

12 THE COURT: ... okay, I forgot ...

13 MR. LUSZECK: ... there's Seven Twenty Eight that's  
14 currently frozen in the Bank of Nevada...

15 THE COURT: ... Okay...

16 MR. LUSZECK: ... Account. We request that she be ordered  
17 to transfer all the executed Quit Claim Deeds, transferring  
18 all the property back. But, at the very least, we would like  
19 the Bank of Nevada account to be unfrozen.

20 MR. KARACSONYI: Again, I would, I would ask that the  
21 Court first, you, you said we can file a supplemental brief to  
22 respond to them. Take all these issues under advisement and  
23 decide after it has an opportunity to review our full  
24 position. But these things are, again, this is community  
25 property, there's a claim of community property. The Court is

1 required to maintain the status quo. Here's what's gonna  
2 happen: if you transfer all this property back to them without  
3 any, any type of Joint Preliminary Injunction, which is  
4 standard in every divorce case, then you have somebody who's  
5 gonna go transfer, sell, spend, get rid of, encumber all the  
6 property. You absolutely will have no ability to give effect  
7 to your Judgment.

8           So, it's just standard that at lease, and regardless  
9 of what the Court's decision is, on transferring property back  
10 and forth again, that the Court at least put in a Joint  
11 Preliminary Injunction preventing everybody from making  
12 transfers.

13           MR. LUSZECK: Your Honor, I think with respect to Lindell  
14 and Banone, if those are transferred to the ELN Trust, I think  
15 the ELN Trust will stipulate not to transfer those assets to a  
16 third party so they would be here within the jurisdiction of  
17 this Court.

18           THE COURT: Okay, I can put that right in the Order.

19           MR. LUSZECK: Yeah, and I think another thing too is, you  
20 know, Eric lives here in Las Vegas. It's my understanding  
21 Lynita's moved out of state. Eric's closer to the property,  
22 he has a background of managing property. We haven't been  
23 provided with quarterly accounting, so I don't know the  
24 profitability of Lindell or Banone over the last couple years  
25 and I don't wanna make assumptions, but I, I think Eric, the

1 ELN Trust has the proven track record of making money off  
2 these properties and, even if it does ultimately turn out to  
3 be community property at the end, I think it's more likely  
4 that it's gonna make more money with Eric as opposed to with  
5 Lynita. And for that reason, at least in the interim, we  
6 would request that that property be transferred back. And I  
7 think that, that comports with what the Supreme Court ordered  
8 this Court to do.

9 THE COURT: Yeah, I can put provisions in there not to  
10 sell or transfer, otherwise encumber. I can put it right in  
11 that Order.

12 MR. LUSZECK: That'd be fine, that'd be fine.

13 THE COURT: I think that's what we did in this case, I  
14 think we ...

15 MR. LUSZECK: Yeah ...

16 MR. KARACSONYI: Well ...

17 MR. LUSZECK: Can I finish this real quick?

18 MR. KARACSONYI: Yeah, yeah, go ahead.

19 MR. LUSZECK: And just with respect to - - that was in our  
20 Motion to Enforce. I know Mr. Karasconyi wants the  
21 opportunity to brief other issues, that's fine. But that's  
22 with, within the auspice of our Motion to Enforce. He filed  
23 an Opposition, we filed a Reply. I don't think the Counter  
24 Petition was proper in the first instance because it was  
25 outside the scope of what we requested in our pleading. He

1 didn't file an Ex-Parte Application for an OST, whatever. So,  
2 the, the fact that they haven't had a chance to file the  
3 Reply, again I know there was vacation issues and things like  
4 that, I get that. But at the end of the day I don't think it  
5 properly comported with notice requirements anyway, so I, I  
6 think at the very least, this Court can rule on the relief  
7 requested in our Motion to Enforce.

8 THE COURT: Okay.

9 MR. KARACSONYI: Yeah, and we didn't get a chance again to  
10 reply on - - and the parts I'm referring to are affirming the  
11 JPI, the freezing of assets and those issues which were in our  
12 Counter Motion, which do relate to the same issues and  
13 property transfers. I don't know how, how, how anyone could,  
14 could find otherwise. She has managed the properties very  
15 well. She has improved a lot of them, she's owed money ...

16 THE COURT: I'm not getting into who's a better manager.  
17 We went around the block on who was the business person and  
18 that before, so I'm not - who cares who made more money with  
19 it. The real issue what's fair and just. I did make him  
20 transfer the property to her with the fact not to encumber it,  
21 so I said if we came back to this point I could transfer it  
22 back, so I need to look at that and furnish the both sides on  
23 it, I can encumber it, that they cannot transfer or otherwise  
24 encumber that property if I do order it to be transferred  
25 back.

1           And depending the same token on that is I don't want  
2 this to tie up for the next two or three years like it's been  
3 before with the Supreme Court. So, how much time do you need  
4 to submit your written - 'cause I wanna give everybody a  
5 chance for a record. My inclination would be to appoint Mr.  
6 Bertsch if everyone's in agreement with that as to do a  
7 tracing and let's see what type of information I need on that,  
8 see what he needs.

9           I need to look at all his reports. He submitted an  
10 awful lot of reports going all the way back, to see what those  
11 report's date and what's in there to see if that information's  
12 in there. He had an awful lot of footnotes, where the  
13 property came from and other footnotes. I need to look at all  
14 those to really see what information I have. So there might  
15 be a lot of tracing already in there.

16           I do know as on testimony, I did not put a lot of  
17 credibility on Mr. Garrety 'cause I felt that he was in line  
18 with Mr. Nelson and the Trust and was not objective and made  
19 his decisions, basically I felt he had a conflict due to his  
20 business relationship over ten years with Mr. Nelson. So, I  
21 didn't put a lot of weight on that.

22           And the Supreme Court indicated that the testimony  
23 of the two parties was worthless. I mean, I dis - - I mean I  
24 agree with them, but they're the Supreme Court and they  
25 basically said that their testimony as to the character of the

1 property was meaningless essentially. So, the real issue is  
2 get someone who can trace that property and I think Mr.  
3 Bertsch was familiar with all the parties on that. They may  
4 save some money in the long term.

5 MR. LUSZECK: I, I would just say with respect to Mr.  
6 Garrety, I know you're opinion with regard to him and  
7 everything else, but I would just add that his report does  
8 have voluminous exhibits, documents that were attached, so I  
9 think that could assist. Obviously, this Court can weigh  
10 credibility, but I think that could assist this Court as well.

11 THE COURT: He did that and was a CPA and doing all the  
12 Court kinda - - based on that I did not impinge anything about  
13 him being unethical or dishonest...

14 MR. LUSZECK: Yeah.

15 THE COURT: ... I just felt...

16 MR. LUSZECK: Understood.

17 THE COURT: ... that he was too close to the fire so to  
18 speak that he's objective (indiscernible) but he did do a  
19 report that the Court will look at as well to see what  
20 information's in there to see what - there may be a lot of  
21 agreement with their reports on that. I haven't looked at  
22 those for three years, I think you guys were up to the Supreme  
23 Court for about three years, so I haven't looked at that.  
24 But, how long do you need to get your?

25 MR. KARACSONYI: Seven days? Wednesday at noon?



1 THE COURT: Does that give...

2 MR. KARACSONYI: Will that be okay?

3 The court: ... you enough time? Does that give you  
4 enough time?

5 MR. KARACSONYI: Yeah, next Wednesday at noon?

6 THE COURT: Did you want some time to respond to that or  
7 do you guys wanna do blind briefs?

8 MR. KARASCONYI: I think that's the end of - - there was a  
9 - - I just have one reply left. I don't think there's...

10 MR. LUSZECK: Well, I'd, I'd like the opportunity to ...

11 THE COURT: No issues, yeah, I don't...

12 MR. LUSZECK: ... see if he raises any new issues...

13 THE COURT: ... think any new issues are being raised or  
14 not, I don't know.

15 MR. KARACSONYI: It's just to respond to issues in their,  
16 their ...

17 THE COURT: Why don't we give the week til next Friday  
18 instead of Wednesday...

19 MR. KARACSONYI: Okay, next...

20 THE COURT: ... give you a couple more days, just ...

21 MR. KARACSONYI: ... that's fine, that's fine.

22 THE COURT: And why don't we have that brief be due by  
23 Friday, 5:00, that's what the...

24 COURT CLERK: August 18.

25 THE COURT: August 18<sup>th</sup>.

1 MR. KARACSONYI: Okay.

2 THE COURT: And did you want a week to respond if there's  
3 any new issues? Again, if it's already been addressed...

4 MR. LUSZECK: Yes, Your Honor.

5 THE COURT: ... I don't need to. And I'll give you a  
6 week, the following Friday, August 25<sup>th</sup> at 5:00 if there's any  
7 new issues you wanna brief. I wanna get a nice record on  
8 that. Does Mr. Nelson have an interest in ...

9 MS. FORSBERG: I think, I think...

10 THE COURT: ... this as far as briefing or the Trust.

11 MS. FORSBERG: I think we'll, we'll like the opportunity  
12 in case we need, Your Honor, but so far I mean we've kind of  
13 taken it as a joinder position because we don't need to resay  
14 the same thing that - we're trying to save the Court time as  
15 well.

16 THE COURT: Like I say, if they wanna file one, they can  
17 file as well by August 25<sup>th</sup> ...

18 MS. FORSBERG: Perfect.

19 THE COURT: ... at 5:00.

20 MS. FORSBERG: Of course.

21 THE COURT: And then what I'll do, I'll issue a written  
22 decision on issues that are already raised on that once I get  
23 those briefs. I'll look at them and try to turn it around very  
24 quickly for you so you have something in writing so if anybody  
25 wants to get any stays or anything they can have some time to

1 do that if they need to do that, but I really wanna get it  
2 detailed and get as many issues resolved as I can.

3 I really think the key issue in this is the tracing,  
4 that's what I seem - the Supreme Court seems to be the major  
5 flaw in this case and I don't have a lot of evidence that  
6 addressed that as the tracing. But I need to look at that. I  
7 will look at Mr. Garretty's report and as far as Mr. Bertsch's  
8 numerous reports to see if there's some things that jive and  
9 the different dates they have.

10 MR. LUSZECK: And I presume you don't object to Mr.  
11 Bertsch looking at Mr. Garretty's report?

12 THE COURT: No, no.

13 MR. LUSZECK: And then I guess one other issue is with  
14 respect to quarterly accountings.

15 THE COURT: I think they said they were willing to supply  
16 those. They said given enough time, is that?

17 MR. KARACSONYI: Again, I think ...

18 MR. LUSZECK: Can we get some type of date?

19 MR. KARACSONYI: ... yeah, I think that we need to have,  
20 and this goes to, and you can issue your decision. You have  
21 to have this both ways because if you find - I understand that  
22 the divorce date is the cut off of community property. But  
23 you have to know where the property is that you're dividing  
24 now. Usually you would have the benefit of that if you were  
25 doing it on the date of divorce, but you're two years down the

1 line, you have to be sure - again - that you can enforce your  
2 judgment and you know that the property's there and can be  
3 divided. And that it hasn't been, that you're not dividing  
4 something that was sold a year ago that was community property  
5 at the time, so you have to have - - everybody's entitled to  
6 know the financial condition of each party.

7           Additionally, from a, a divorce standpoint, you have  
8 issues of support and temporary support or alimony or, or, or,  
9 or, or a, or a attorney's fees and she's entitled to know his  
10 financial condition, he's required to provide that and she's  
11 required to provide it as well.

12           MR. LUSZECK: It's two separate issues.

13           THE COURT: As to Mr. Nelson, I think that's Mr. Nelson's  
14 issue and the Supreme Court made it clear that I cannot order  
15 the Trust to pay his spousal support, cannot order the Trust  
16 to pay his child support Order on that. The Court made that  
17 clear that those Orders will apply to Mr. Nelson personally,  
18 not to the Trust. The Supreme Court made that perfectly clear  
19 on the spendthrift trust on that.

20           MR. LUSZECK: Right.

21           THE COURT: And that needs to be, but I'll address that in  
22 my Order per se on that that it needs to go on that. I think  
23 they made it pretty clear that you cannot use those assets  
24 with trust...

25           MR. LUSZECK: Yeah...

1 THE COURT: ... to pay his personal, anything personal  
2 against him. So I do think Mr. Nelson's financial condition,  
3 of course, is relevant to that, his ability to pay that.  
4 Especially with the lump sum spousal support that this Court  
5 Ordered, his ability is to pay that separate than the Trust on  
6 this. I think his financial situation is relevant as to  
7 spousal support and child support, but the spouse will be the  
8 bigger thing, it's Eight Hundred Thousand.

9 MR. KARACSONYI: And the assets that they have, that the  
10 ELN Trust has. Again, these are all subject to community  
11 claim. At least as they relate to the assets. Look, if they  
12 wanna, if they wanna provide accountings and say look all  
13 these assets still exist, we haven't sold any and represent  
14 that to the Court, and they're all still there for, their - -  
15 the ones that are all subject to community claim and up for  
16 division. Then, then, then perhaps that may suffice, but you  
17 have to have some way of knowing that you have assets to  
18 divide or what they are and, and, and so that's, that's,  
19 that's an issue that needs to be considered.

20 MR. LUSZECK: I, I think its two separate issues, Your  
21 Honor. This court ordered Lynita and the LSN Trust to provide  
22 quarterly accountings an I understand everything was stayed,  
23 but in order to do that because it was based on profit of the  
24 ELN Trust took a position it was improperly transferred, the  
25 Supreme Court has said that. So, the Supreme Court has said

1 those properties need to come back to the ELN Trust and it's  
2 for that reason that quarterly accountings need to be  
3 provided.

4 I think community property interest stops at the  
5 date of divorce as conceded by opposing counsel, so they're  
6 not entitled to know the current make up of the ELN Trust. If  
7 this Court comes back and finds that an asset owned by the ELN  
8 Trust is community property, then a tracing or some type of  
9 calculation can be done at that time to determine where the  
10 current assets are. But prior to that time, it's improper.

11 So, given that, I would still request that this  
12 Court - - it's already ordered that quarterly accountings be  
13 provided. Mr. Karacsonyi indicated in his Opposition they're  
14 not opposed to that. We would just like a date as to when  
15 those would be completed.

16 THE COURT: Okay.

17 MR. LUSZECK: And I understand it's been a while and I  
18 understand it could be some time, but I don't wanna have to  
19 wait til this Court issues an Order on all the other issues  
20 just because we're three or four weeks down the road.

21 MR. KARACSONYI: She'll provide those in sixty days and  
22 then we'll put in our Reply brief again what our response is  
23 ...

24 THE COURT: Indiscernible...

25 MR. KARACSONYI: ... about those and you can decide

1 whether or not you believe you need an accounting of property.

2 THE COURT: So, they can provide an accounting - what will  
3 the accountings be, the Banone and the Lindell? Is that the,  
4 so it's clear so there's no confusion?

5 MR. LUSZECK: Yeah, it's - can we have thirty days, Your  
6 Honor? That's a long time.

7 MR. KARASCONYI: That's a long period of time to ...

8 THE COURT: I'll give them sixty days. There's a lot on  
9 there, let's get things on that make sure they're in detail so  
10 do quarterly accountings for the Lindell property I believe  
11 you asked and the Banone I believe that one...

12 MR. KARACSONYI: No, no ...

13 MR. LUSZECK: Yeah, my recollection is we were given a  
14 couple weeks to do the accountings back at the end of the ...

15 MR. KARASCONYI: I thought you were given ninety days.  
16 Looking back, I think you gave them a lot of leeway...

17 MR. LUSZECK: I don't think so.

18 MR. KARACSONYI: I don't, I'd, I'd have to look back at  
19 the Order.

20 THE COURT: You said sixty days?

21 MR. LUSZECK: My recollection was he would be thrown in  
22 jail if he didn't have it done in two weeks, but I understand  
23 this Court's Order.

24 THE COURT: Sixty days works from today?

25 MR. KARACSONYI: Yes.

1 THE COURT: Which will be when? Let's get that. Counting  
2 the next day, count tomorrow. We'll include today, count  
3 tomorrow.

4 COURT CLERK: Sixty days will be October 4<sup>th</sup>.

5 THE COURT: Okay, have the quarterly accountings provided  
6 to the ENL Trust by the LSN Trust be within sixty days and  
7 that will be - - and that is the Banone Properties and the  
8 Lindell properties and that will be set for, was it? 5:00 on  
9 what day?

10 COURT CLERK: October 4<sup>th</sup>.

11 THE COURT: Be by close of business, 5:00 on October 4<sup>th</sup>,  
12 unless otherwise agreed upon by the parties. All right?

13 MR. LUSZECK: Okay. Thank you, Your Honor.

14 THE COURT: We'll get those briefs and I'll get a written  
15 decision on all issues that I think I can resolve by Order.

16 MS. FORSBERG: Thank you, Your Honor.

17 MR. LUSZECK: We don't need a written Order from today's..

18 MS. FORSBERG: He'll do it, he's gonna do it.

19 MR. LUSZECK: You'll do that?

20 THE COURT: Yeah. Did you wanna do an Order from today  
21 or, now I'm gonna go into a lot of details from all the issues  
22 on this, I don't think we need an Order from today unless...

23 MR. KARACSONYI: Yeah, I, I'd stipulate that the Minutes  
24 can suffice on the one thing that you decided - that the  
25 quarterly accountings would be...



1 MR. LUSZECK: Yeah, just the quarterly accountings.

2 MR. KARACSONYI: ... by October 4<sup>th</sup> at 5:00 pm

3 THE COURT: We'll show that the parties stipulate that the  
4 Minute Order as to the quarterly accounting being provided to  
5 the ENL Trust for the Banone and Lindell Property be submitted  
6 by the close of business, 5:00 p.m. on October 4<sup>th</sup>, 2017. The  
7 parties stipulate as it being a written Order of the Court.

8 MR. KARACSONYI: That's fine.

9 THE COURT: All right? Thanks everybody.

10 MR. KARACSONYI: Thank you.

11 (THE PROCEEDING ENDED AT 10:32:36)

12

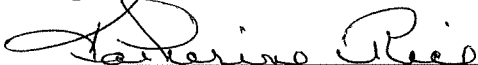
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14 ATTEST: I do hereby certify that I have truly and  
15 correctly transcribed the video proceedings in the above-  
entitled case to the best of my ability.

16

17

  
Katherine Rice  
Transcriber

18

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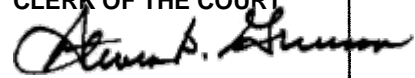
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14 EIGHTH JUDICIAL DISTRICT COURT  
15 FAMILY DIVISION

16 CLARK COUNTY, NEVADA

17 ERIC L. NELSON,  
18  
19 Plaintiff/Counterdefendant,

20 v.

21 LYNITA SUE NELSON,  
22 MATT KLABACKA,  
23 as Distribution Trustee of the  
24 ERIC L. NELSON NEVADA TRUST  
25 dated May 30, 2001,

26 Defendants/Counterclaimants.

27  
28 MATT KLABACKA, as Distribution  
Trustee of the ERIC L. NELSON  
NEVADA TRUST dated  
May 30, 2001,

Crossclaimant,

v.

LYNITA SUE NELSON, Individually  
and as Investment Trustee of the LSN  
NEVADA TRUST, dated  
May 30, 2011, and ERIC NELSON,

Cross-Defendant.

CASE NO. D-09-411537-D  
DEPT NO. "O"

SRAPP000242


1                    DEFENDANT'S REPLY TO OPPOSITION TO  
2                    COUNTERMOTION FOR FINAL JUDGMENT CONSISTENT  
3                    WITH NEVADA SUPREME COURT'S REMAND, OR IN THE  
4                    ALTERNATIVE, FOR AFFIRMATION OF JOINT PRELIMINARY  
5                    INJUNCTION, FOR A RECEIVER TO MANAGE PROPERTY  
6                    PENDING FINAL JUDGMENT, FOR UPDATED FINANCIAL  
7                    DISCLOSURES AND EXCHANGE OF FINANCIAL  
8                    INFORMATION, AND FOR SALE OF PROPERTY FOR  
9                    PAYMENT OF ATTORNEYS' FEES AND COSTS

6                    COMES NOW, Defendant and Cross-Defendant, LYNITA SUE  
7 NELSON ("Lynita"), by and through her counsel, ROBERT P.  
8 DICKERSON, ESQ., and JOSEF M. KARACSONYI, ESQ., of THE  
9 DICKERSON KARACSONYI LAW GROUP, and respectfully submits for  
10 the Court's consideration her Reply to Opposition to Countermotion for  
11 Final Judgment Consistent with Nevada Supreme Court's Remand, or in  
12 the Alternative, for Affirmation of Joint Preliminary Injunction, for a  
13 Receiver to Manage Property Pending Final Judgment, for Updated  
14 Financial Disclosures and Exchange of Financial Information, and for Sale  
15 of Property for Payment of Attorneys' Fees and Costs ("Reply").

16                    This Reply is made and based upon the pleadings and papers on file  
17 herein, the Points and Authorities attached hereto, and the oral argument  
18 made at the August 8, 2017 hearing in this matter.

19                    DATED this 22 day of August, 2017.

20                    THE DICKERSON KARACSONYI  
21                    LAW GROUP

22                    By   
23                    ROBERT P. DICKERSON, ESQ.  
24                    Nevada Bar No. 000945  
25                    JOSEF M. KARACSONYI, ESQ.  
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28                    Las Vegas, Nevada 89134  
                     Attorneys for Lynita Sue Nelson

1                   **MEMORANDUM OF POINTS AND AUTHORITIES**

2    I.    **INTRODUCTION**

3           At the August 8, 2017 hearing, the Court granted Lynita leave to file  
4 this Reply to ensure that there is a complete record of each party's  
5 position with respect to the issues to be determined following the remand  
6 from the Nevada Supreme Court. The Court initially set a deadline of  
7 August 18, 2017 for this Reply, however, the parties subsequently agreed  
8 to extend the deadline set by the Court to August 22, 2017 due to a death  
9 in undersigned counsel's family. At the August 8, 2017 hearing, the Court  
10 also granted Eric and the ELN Trust time to respond to any "new" issues  
11 raised in this Reply beyond those raised in Lynita's Countermotion and  
12 the Opposition thereto. The parties agreed to extend such deadlines for  
13 a similar length of time, however, this Reply addresses only those points  
14 raised in ELN Trust's Opposition to Lynita's Countermotion  
15 ("Opposition"), and does not raise any new issues.

16   II.   **LEGAL ARGUMENT**

17   A.    **Lynita's Countermotion Was Properly Noticed**

18           Eric<sup>1</sup> and ELN Trust argue that Lynita's Countermotion was not  
19 properly noticed. EDCR 5.502(e) provides:

20           (e) An opposition to a motion that contains a motion related  
21 to the same subject matter will be considered as a  
22 countermotion. A countermotion will be heard and decided at  
the same time set for the hearing of the original motion and no  
separate notice of motion is required.

23   ELN Trust's motion pertained to enforcement of the Supreme Court's  
24 Order dated May 25, 2017 ("Order"), and return of property previously  
25 transferred. Lynita's Countermotion deals with the very same subject  
26

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27           <sup>1</sup> Eric, as he always does, filed a notice joining the Opposition to Countermotion  
28 filed by ELN Trust.

1 matter – enforcement of the Supreme Court’s Order and the disposition  
2 of properties on remand. Accordingly, Lynita’s Countermotion was  
3 properly noticed and heard at the time of ELN Trust’s Motion, and this  
4 Court’s remand hearing.

5 B. The Purpose Of The Nevada Supreme Court’s Remand

6 At pages 15-16 of its Order, the Supreme Court explained the  
7 purpose of its remand as follows:

8 *Tracing trust assets*

9 The parties contest whether the assets within the [Self Settled  
10 Spendthrift Trusts (“SSSTs”)] remained separate property or  
11 whether, because of the many transfers of property between  
12 the trusts, the assets reverted back to community property. In a divorce involving trust assets, the district court must trace those trust assets to determine whether any community property exists within the trusts – as discussed below, the parties’ respective separate property in the SSSTs would be afforded the statutory protections against court-ordered distribution, while any community property would be subject to the district court’s equal distribution. We  
14 conclude the district court did not trace the assets in question.

15 Eric’s Trust retained a certified public accountant to prepare  
16 a report tracing the assets within the two trusts. However, as  
17 noted by the district court, the certified public accountant  
18 maintained a business relationship with Eric and Eric’s Trust  
19 for more than a decade. Although the certified public  
20 accountant’s report concluded that there was “no evidence that  
21 any community property was transferred to Eric’s Trust or that  
22 any community property was commingled with the assets of  
23 Eric’s Trust,” the district court found the report and  
24 corresponding testimony to be unreliable and of little  
25 probative value. We recognize that the district court is in the  
26 best position to weigh the credibility of witnesses, and we will  
27 not substitute our judgment for that of the district court here.  
28 [Citation omitted]. However, the subject of the certified  
public accountant’s report – the tracing of trust assets,  
specifically any potential commingling of trust assets with  
personal assets – must still be performed. *See Schmanski v. Schmanski*, 115 Nev. 247, 984 P.2d 752 (1999) (discussing transmutation of separate property and tracing trust assets in divorce). Without proper tracing, the district court is left with only the parties’ testimony regarding the characterization of the property, which carries no weight. *See Peters v. Peters*, 92 Nev. 687, 692, 557 P.2d 713, 716 (1976) (“The opinion of either spouse as to whether property is separate or community is of no weight whatsoever.”). Accordingly, we conclude the

1 district erred by not tracing the assets contained within the  
2 trusts, either through a reliable expert or other available  
3 means. Separate property contained within the spendthrift  
4 trusts is not subject to attachment or execution, as discussed  
5 below. However, if community property exists within the  
6 trusts, the district court shall make an equal distribution of  
7 that community property. See NRS 125.150(1)(b).

8 Order filed May 25, 2017, pgs. 15-16 (emphasis added). In accordance  
9 with the Supreme Court's Order, Lynita requested that the Court review  
10 the evidence previously submitted and determine that all property held in  
11 the ELN and LSN Trusts at the time of divorce was community property,  
12 with the exception of the Palmyra residence.

13 Eric and ELN Trust argue Lynita's request "is contrary to the  
14 Supreme Court's Opinion that specifically provides that the Separate  
15 Property Agreement was a valid agreement and transmuted Eric and  
16 Lynita's community property to separate property." Opposition to  
17 Countermotion, pg. 5. Lynita's argument does not ignore this Court's  
18 finding and the Supreme Court's affirmation that the 1993 Separate  
19 Property Agreement was a valid agreement. Lynita recognizes that, in  
20 accordance with the prior orders, any property divided in the 1993  
21 Separate Property Agreement is the separate property of the parties.  
22 Accordingly, the Palmyra residence was Lynita's separate property at the  
23 time of divorce and should have been confirmed to her without any  
24 equalization to Eric. The remaining property held by the parties at the  
25 time of divorce, however, was not addressed at the time of the parties'  
26 1993 Separate Property Agreement because all of such property was  
27 acquired after 1993 and during the period of the parties' marriage.  
28 Accordingly, all such property is presumed to be community property, and  
such presumption may only be overcome by clear and convincing  
evidence. *Forrest v. Forrest*, 99 Nev. 602, 604-05, 668 P.2d 275, 277  
(1983).

1       Next, Eric and ELN Trust argue, “The fact that much of the original  
2 assets identified in the Separate Property Agreement were ultimately sold  
3 and said proceeds were utilized to purchase other property is  
4 inconsequential, because all acquisitions in Eric’s Separate Property Trust  
5 originated from his separate property.” Opposition to Countermotion, pg.  
6 5. This conclusion, however, is not supported by any evidence and was  
7 specifically contradicted by ELN Trust’s own expert witness, Daniel  
8 Gerety, CPA. As set forth in Lynita’s Countermotion, Mr. Gerety  
9 conceded he could not trace the property held in the ELN Trust to the  
10 property divided in the 1993 Separate Property Agreement. Based on the  
11 faulty conclusion that the property in ELN Trust originated from separate  
12 property, Eric and ELN Trust improperly attempt to shift the burden to  
13 Lynita to prove such property is community property. The legal analysis  
14 provided by ELN Trust with regard to transmutation of separate property  
15 to community property is wholly inapplicable because ELN Trust and Eric  
16 never overcame the threshold presumption that all the property in the  
17 ELN and LSN Trust at the time of divorce (with the exception of the  
18 Palmyra residence) was community property.<sup>2</sup>

19       Knowing that the presumption concerning community property  
20 never was, and never can be, overcome, ELN Trust and Eric argue that *the*  
21 *Nevada Supreme Court found* that the property in the ELN Trust and LSN  
22 Trust was separate property. Opposition to Countermotion, pgs. 7-8. The  
23 ELN Trust and Eric argue that any tracing should therefore begin in 2001

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24       <sup>2</sup> Even if such analysis was applicable, the evidence presented at trial clearly  
25 established that the parties’ separate property was transmuted to community property.  
26 *See Schreiber v. Schreiber*, 99 Nev. 453, 663 P.2d 1189 (1983) (enforcing an oral  
27 property agreement between spouses where there was partial performance); *see also*,  
28 *Sprenger v. Sprenger*, 110 Nev. 855, 858, 878 P.2d 284 (1994) (citing to a party’s  
testimony regarding intent in analyzing whether a transmutation of separate property  
occurred).

1 with the assumption that any property held in the ELN and LSN Trust at  
2 the time of formation in 2001 was separate property.

3 In arguing that the Nevada Supreme Court found that the parties'  
4 property was separate property in 2001, Eric and ELN Trust state:

5 This finding was based upon Lynita's failure to show by clear  
6 and convincing evidence that the separate property was  
7 transmuted back to community property and the following  
8 evidence: (1) the Separate Property Agreement, which as  
9 indicated *supra*, the Nevada Supreme Court found to be valid;  
10 (2) the Separate Property Trusts, which provides "[t]he  
11 property comprising the original Trust estate, during the life of  
12 the Trustor, shall retain its character as his separate property  
13 . . . ; (3) Shelley Newell, the bookkeeper for Eric and Lynita's  
14 Separate Property Trusts testified that the assets and liabilities  
15 owned by the Trusts were kept separate, and that all  
16 acquisitions in Eric's Separate Property Trust originated from  
17 Eric's separate funds; and (4) Section 12.13 of both the ELN  
18 Trust and Lynita's SSST, which provide:

19 **Separate Property.** Any property held in trust  
20 and any income earned by the trust created  
21 hereunder shall be the separate property (in  
22 distinction with community property, joint  
23 tenancy property, tenancy in common, marital  
24 property, quasi-community property or tenancy by  
25 the entirety) of the beneficiaries of such trusts.  
26 Additionally, any distribution to or for the benefit  
27 of the beneficiaries shall be and remain the sole  
28 and separate property and estate of the  
beneficiaries.

19 Opposition to Countermotion, pg. 8. Of course, other than the Separate  
20 Property Agreement, none of this "evidence" was cited by this Court in its  
21 Decree or by the Supreme Court in its Order, and Eric and the ELN Trust  
22 are simply stating findings they would like the Court to adopt. In fact, the  
23 Supreme Court would not have relied on the purported evidence cited by  
24 Eric and ELN Trust because doing so would violate Nevada law and its  
25 very own Order. As stated above, the affirmation of this Court's findings  
26 that the parties' Separate Property Agreement was valid does not change  
27 the fact that property acquired during marriage is presumed to be  
28 community property. The statements in the parties' respective trust



1 agreements that property held in trust is separate property of the  
2 beneficiaries could not be relied upon as competent evidence because such  
3 statements are nothing more than a party's opinion of the character of  
4 property, which the Nevada Supreme Court specifically held cannot be  
5 relied upon.<sup>3</sup> Finally, the testimony of Shelley Newell was never  
6 referenced in the Court's Decree, or relied upon by the Court in entering  
7 its Decree.

8 The Nevada Supreme Court did not find, *sua sponte*, that all property  
9 transferred to the ELN and LSN Trusts was separate property. Such an  
10 interpretation of the Supreme Court's Order leads to an absurd result: the  
11 Nevada Supreme Court contradicting itself and violating its own holding  
12 that a finding concerning the nature of property requires a tracing. The  
13 Nevada Supreme Court's statements regarding the transfer of properties  
14 from the parties' 1993 trusts to the ELN and LSN Trusts, quoted and  
15 relied upon by Eric and the ELN Trust, were just summaries of this  
16 Court's findings, as opposed to new findings not made by this Court  
17 concerning the character of property. Specifically, at page 6, the Supreme  
18 Court stated, "On June 3, 2013, the district court found that the SPA was  
19 valid and the parties' SSSTs were validly established and funded with  
20 separate property."<sup>4</sup> Emphasis added.

21 . . .

22 . . .

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23 <sup>3</sup> "The parties' inconsistent testimony regarding the purported community or  
24 separate property characterization of the trust assets carries no weight and should not  
25 have been considered when the district court fashioned the property division." Order,  
pg. 18.

26 <sup>4</sup> Of course, it is true that some of the property transferred into the ELN Trust  
27 and LSN Trust was included in the 1993 Separate Property Agreement, and therefore,  
28 was separate property pursuant to this Court's Decree and the Supreme Court's  
affirmance, e.g., the Palmyra residence.

1 The Court, in its Decree, found as follows:

2 THE COURT FURTHER FINDS that all of the assets and  
3 interest held by the Eric L. Nelson Separate Property Trust  
4 were transferred or assigned to the ELN Trust.

5 . . .

6 THE COURT FURTHER FINDS that all of the assets and  
7 interest held by the Lynita S. Nelson Separate Property Trust  
8 were transferred or assigned to the LSN Trust.

9 The Court never found that all property transferred to the ELN and LSN  
10 Trusts was separate property, and instead simply found that property  
11 titled in the 1993 trusts – whatever its nature – was transferred to the ELN  
12 and LSN Trusts.

13 The Nevada Supreme Court in its Order certainly could not have  
14 intended to make new and additional findings which contradicted its own  
15 holdings of law. Specifically, the Nevada Supreme Court made the  
16 following holdings which would be contradicted by reading the Order to  
17 include a finding by the Nevada Supreme Court, *sua sponte*, that all  
18 property initially transferred to the ELN and LSN Trusts was separate  
19 property:

20 In a divorce involving trust assets, the district court must trace  
21 those trust assets to determine whether any community  
22 property exists within the trusts – as discussed below, the  
23 parties' respective separate property in the SSSTs would be  
24 afforded the statutory protections against court-ordered  
25 distribution, while any community property would be subject  
26 to the district court's equal distribution. We conclude the  
27 district court did not trace the assets in question.

28 Order, pg. 15.

29 Having concluded the district court had subject matter  
30 jurisdiction, the written instruments at issue are valid, and the  
31 district court must trace assets to determine whether any  
32 community property exists within the trusts . . .

33 Order, pgs. 16-17.

34 . . .