

In the Supreme Court of the State of Nevada

IN THE MATTER OF THE CHRISTIAN)
FAMILY TRUST u.a.d. 10/11/16)
~~~~~ )

SUSAN CHRISTIAN-PAYNE, )  
ROSEMARY KEACH AND )  
RAYMOND CHRISTIAN, JR. )

Appellants, )

-vs- )

ANTHONY L. BARNEY, LTD. and )  
JACQUELINE UTKIN, )

Respondents. )  
~~~~~ )

ANTHONY L. BARNEY, LTD.,)
Cross-Appellant,)

-vs-)

SUSAN CHRISTIAN-PAYNE,)
ROSEMARY KEACH AND)
RAYMOND CHRISTIAN, JR.)

Cross-Respondents,)

and)
JACQUELINE UTKIN,)

Respondent.)
~~~~~ )

Electronically Filed  
Jan 10 2019 08:12 a.m.  
Elizabeth A. Brown  
Clerk of Supreme Court

Case No.: 75750

**APPELLANT/CROSS-RESPONDENTS' APPENDIX - VOLUME 14b**

*Filed by:*

*/s/ Cary Colt Payne, Esq.*

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| <i><b>DATE</b></i>               | <i><b>DOCUMENT</b></i>                                                                                                                                                          | <i><b>NUMBERED</b></i> |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| <i><b>APPENDIX VOLUME 1:</b></i> |                                                                                                                                                                                 |                        |
| 7/13/17                          | Petition to Assume Jurisdiction of Trust;<br>Confirm Trustees; Instructions, etc.                                                                                               | APP-ROA--001-72        |
| 8/17/17                          | Notice of Motion and Motion to Dismiss<br>Pursuant to NRCP 12(b)(1) and NRCP 12 (b)(5)                                                                                          | APP-ROA—73-97          |
| 8/22/17                          | Errata to Notice of Motion and Motion to<br>Dismiss Pursuant to NRCP 12(b)(1) and<br>NRCP 12(b)(5)                                                                              | APP-ROA—98-101         |
| 9/15/17                          | Supplement and Addendum to Petition to Assume<br>Jurisdiction of Trust; confirm Trustees'<br>Instructions, etc. Alternatively to Reform<br>Trust Agreement                      | APP-ROA--102-105       |
| 9/15/17                          | Petitioner's Opposition to Motion to Dismiss                                                                                                                                    | APP-ROA--106-115       |
| <i><b>APPENDIX VOLUME 2:</b></i> |                                                                                                                                                                                 |                        |
| 10/4/17                          | Reply to Petitioner's Opposition to Motion<br>to Dismiss                                                                                                                        | APP-ROA--116-156       |
| 10/13/17                         | Response to Petition to Assume Jurisdiction<br>of Trust; Confirm Trustees; Instrutions, Etc.<br>and Joinder in Motion to Dismiss Pursuant<br>to NRCP 12(b)(1) and NRCP 12(b)(5) | APP-ROA--157-165       |
| 10/25/17                         | Accounting                                                                                                                                                                      | APP-ROA--166-173       |
| 10/25/17                         | Inventory and Record of Value                                                                                                                                                   | APP-ROA--174-184       |
| 10/31/17                         | Notice of Entry of Order                                                                                                                                                        | APP-ROA--185-193       |

| <i><b>DATE</b></i>                | <i><b>DOCUMENT</b></i>                                                                                                                                                                                                                                                                                                                           | <i><b>NUMBERED</b></i> |
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| <b><i>APPENDIX VOLUME 3:</i></b>  |                                                                                                                                                                                                                                                                                                                                                  |                        |
| 11/3/17                           | Joint Petition for Review of Former Trustees<br>Refusal to Provide a Proper Accounting<br>Pursuant to NRS 165.143                                                                                                                                                                                                                                | APP-ROA--194-222       |
| <b><i>APPENDIX VOLUME 4a:</i></b> |                                                                                                                                                                                                                                                                                                                                                  |                        |
| 11/13/17                          | Joint Objection to Petition Jurisdiction Etc.<br>Part 1                                                                                                                                                                                                                                                                                          | APP-ROA--223-298       |
| <b><i>APPENDIX VOLUME 4b:</i></b> |                                                                                                                                                                                                                                                                                                                                                  |                        |
| 11/13/17                          | Joint Objection to Petition Jurisdiction Etc.<br>Part 2                                                                                                                                                                                                                                                                                          | APP-ROA--299-373       |
| <b><i>APPENDIX VOLUME 5:</i></b>  |                                                                                                                                                                                                                                                                                                                                                  |                        |
| 12/4/17                           | Petitioner's Opposition to Motion for<br>Review/Proper Accounting                                                                                                                                                                                                                                                                                | APP-ROA--374-413       |
| 12/14/17                          | Petitioner's Opposition to Joint Counterpetition<br>to Confirm/Breach of Fiduciary Duty, Etc.<br>Request for Discovery                                                                                                                                                                                                                           | APP-ROA--414-428       |
| <b><i>APPENDIX VOLUME 6:</i></b>  |                                                                                                                                                                                                                                                                                                                                                  |                        |
| 12/12/17                          | Motion for Compliance with and Enforcement<br>of Court Order, and for Sanctions Relating<br>Thereto, for Order to show cause why Former<br>Trustees should not be held in Contempt,<br>for Order Compelling Former Trustees to<br>Account, and for Access to and Investment<br>Control of Trust Funds Belonging to the<br>Christian Family Trust | APP-ROA--429-452       |

| <b><i>DATE</i></b> | <b><i>DOCUMENT</i></b>                                                                                                                                                      | <b><i>NUMBERED</i></b> |
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| 1/4/18             | Notice of Suggestion of Death                                                                                                                                               | APP-ROA--453-454       |
| 1/11/18            | Opposition to Motion for Compliance, Enforcement Sanctions, Contempt, Etc.; Counterpetition for Distribution and Vacating all Pending Matters and Dismiss Trust Proceedings | APP-ROA--455-508       |

***APPENDIX VOLUME 7a:***

|         |                                              |                  |
|---------|----------------------------------------------|------------------|
| 1/26/18 | Petition to Confirm Successor Trustee Part 1 | APP-ROA--509-539 |
|---------|----------------------------------------------|------------------|

***APPENDIX VOLUME 7b:***

|         |                                              |                  |
|---------|----------------------------------------------|------------------|
| 1/26/18 | Petition to Confirm Successor Trustee Part 2 | APP-ROA--540-569 |
|---------|----------------------------------------------|------------------|

***APPENDIX VOLUME 8:***

|         |                                                                                                            |                  |
|---------|------------------------------------------------------------------------------------------------------------|------------------|
| 2/6/18  | Amended Notice of Entry-Omnibus Order                                                                      | APP-ROA--570-576 |
| 2/8/18  | Petition for Fees and Costs                                                                                | APP-ROA--577-659 |
| 2/23/18 | Notice of Non-Opposition and Limited Joinder to the Petition for Fees and Costs for Anthony L. Barney, LTD | APP-ROA--660-663 |
| 2/23/18 | Opposition to Petition to Confirm Successor Trustee; Counterpetition for Reinstatement of Petitioners      | APP-ROA--664-735 |
| 3/8/18  | Monte Reason's Application for Reimbursement of Administrative Expenses                                    | APP-ROA--736-741 |

| <i><b>DATE</b></i>                | <i><b>DOCUMENT</b></i>                                                                                                                    | <i><b>NUMBERED</b></i> |
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| <b><i>APPENDIX VOLUME 9:</i></b>  |                                                                                                                                           |                        |
| 3/9/18                            | Petitioners Combined Opposition to (1) Barney Firm Petition For Fees, Etc. (2) Monte Reason's Application for Reimbursement               | APP-ROA--742-840       |
| <b><i>APPENDIX VOLUME 10:</i></b> |                                                                                                                                           |                        |
| 3/12/18                           | Reply to Opposition to Petition to Confirm Successor Trustee; and Opposition to Counter-Petition for Reinstatement of Petitioners         | APP-ROA--841-848       |
| 3/13/18                           | Response to Opposition to Monte Reason's Application for Reimbursement of Administrative Expenses                                         | APP-ROA--849-863       |
| 3/13/18                           | Reply to Petitioner's Combined Opposition to (1) Barney Firm Petition for Fees, Etc., (2) Monte Reason's Application for Reimbursement    | APP-ROA--864-894       |
| 3/15/18                           | Minutes of Hearing – 4/4/18                                                                                                               | APP-ROA--895-898       |
| 3/29/18                           | Motion (1) to Expunge Lis Pendens and/or Strike Pleading; and (2) for Preliminary Injunction                                              | APP-ROA--899-921       |
| <b><i>APPENDIX VOLUME 11:</i></b> |                                                                                                                                           |                        |
| 3/30/18                           | Petitioner's Supplemental Response to Opposition to Petition for Fees (Barney Firm); Request for Evidentiary Hearing, Reopening Discovery | APP-ROA--922-960       |

| <i><b>DATE</b></i>                 | <i><b>DOCUMENT</b></i>                                                                                                                                                                                                                                                                                               | <i><b>NUMBERED</b></i> |
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| <i><b>APPENDIX VOLUME 12:</b></i>  |                                                                                                                                                                                                                                                                                                                      |                        |
| 4/2/18                             | Motion for Turnover of Assets and to Dissolve the Injunction Over Christian Family Trust Assets                                                                                                                                                                                                                      | APP-ROA--961-998       |
| 4/3/18                             | Countermotion 1) to Strike Petitioner's Supplemental Response to Opposition to Petition for Fees (Barney Firm); request for Evidentiary Hearing, and Reopening Discovery; 2) To Find the Former Trustees to be Vexatious Litigants, and 3) For sanctions Against Cary Colt Payne Pursuant to NRS 7.085 and EDCR 7.60 | APP-ROA--999-1036      |
| <i><b>APPENDIX VOLUME 13a:</b></i> |                                                                                                                                                                                                                                                                                                                      |                        |
| 4/4/18                             | Hearing Transcript Part 1                                                                                                                                                                                                                                                                                            | APP-ROA-1037-1061      |
| <i><b>APPENDIX VOLUME 13b:</b></i> |                                                                                                                                                                                                                                                                                                                      |                        |
| 4/4/18                             | Hearing Transcript Part 2                                                                                                                                                                                                                                                                                            | APP-ROA-1062-1186      |
| <i><b>APPENDIX VOLUME 13c:</b></i> |                                                                                                                                                                                                                                                                                                                      |                        |
| 4/4/18                             | Hearing Transcript Part 3                                                                                                                                                                                                                                                                                            | APP-ROA-1087-1111      |
| <i><b>APPENDIX VOLUME 13d:</b></i> |                                                                                                                                                                                                                                                                                                                      |                        |
| 4/4/18                             | Hearing Transcript Part 4                                                                                                                                                                                                                                                                                            | APP-ROA-1112-1134      |

| <i><b>DATE</b></i>                 | <i><b>DOCUMENT</b></i>                                                                                                                                                                                                                                                                                                   | <i><b>NUMBERED</b></i> |
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| <b><i>APPENDIX VOLUME 14a:</i></b> |                                                                                                                                                                                                                                                                                                                          |                        |
| 4/10/18                            | Motion for (1) Fees Pursuant to NRS 165.148<br>(2) Compliance with and Enforcement of<br>Court Order and Sanctions; (3) for Order<br>to Show Cause Why Former Trustees<br>Should Not be Held in Contempt, and<br>(4) for Extension of Discovery<br>Part 1                                                                | APP-ROA-1135-1279      |
| <b><i>APPENDIX VOLUME 14b:</i></b> |                                                                                                                                                                                                                                                                                                                          |                        |
| 4/10/18                            | Motion for (1) Fees Pursuant to NRS 165.148<br>(2) Compliance with and Enforcement of<br>Court Order and Sanctions; (3) for Order<br>to Show Cause Why Former Trustees<br>Should Not be Held in Contempt, and<br>(4) for Extension of Discovery<br>Part 2                                                                | APP-ROA-1180-1224      |
| <b><i>APPENDIX VOLUME 15:</i></b>  |                                                                                                                                                                                                                                                                                                                          |                        |
| 4/12/18                            | Notice of Entry of Order (Barney Petition Fees)                                                                                                                                                                                                                                                                          | APP-ROA-1225-1232      |
| 4/19/18                            | Petitioner's Combined Opposition to (1) Motion<br>to Turnover Assets and Dissolve Injunction over<br>Trust Assets; (2) Motion to 1. Expunge Lis<br>Pendens and 2. Preliminary Injunction and<br>Countermotion for Distribution/ Termination of Trust;<br>Alternatively for Stay/ Set Bond and Set Evidentiary<br>Hearing | APP-ROA-1233-1254      |
| 4/19/18                            | Opposition to Motion for (1) fees, (2) compliance,<br>(3) for Order to Show Cause and (4) Extension<br>of Discovery, countermotion to Distribute Trust<br>Property (2nd request)                                                                                                                                         | APP-ROA-1255-1292      |

| <i><b>DATE</b></i>                | <i><b>DOCUMENT</b></i>                                                                                                                                                                                                                                                                                                          | <i><b>NUMBERED</b></i> |
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| <b><i>APPENDIX VOLUME 16:</i></b> |                                                                                                                                                                                                                                                                                                                                 |                        |
| 5/8/18                            | Response to Combined Opposition to (1) Motion to Turnover Assets and Dissolve Injunction Over Trust Assets; (2) Motion to 1. Expunge Lis Pendens and 2. Preliminary Injunction and Opposition to Countermotion or Distribution/Termination of Trust; Alternatively for Stay, Set Bond and Set Evidentiary Hearing               | APP-ROA-1293-1333      |
| 5/11/18                           | Supplement to response to Combined Opposition to (1) Motion to Turnover Assets and Dissolve Injunction Over Trust Assets; (2) Motion to 1. Expunge Lis Pendens and 2. Preliminary Injunction and Opposition to Countermotion for Distribution/Termination of Trust; Alternatively for Stay/Set Bond and Set Evidentiary Hearing | APP-ROA-1334-1337      |
| 5/16/18                           | Hearing Transcript                                                                                                                                                                                                                                                                                                              | APP-ROA-1338-1390      |
| <b><i>APPENDIX VOLUME 17:</i></b> |                                                                                                                                                                                                                                                                                                                                 |                        |
| 6/1/18                            | Notice of Entry of Order (Utkin suspension)                                                                                                                                                                                                                                                                                     | APP-ROA-1391-1401      |
| 10/8/18                           | Notice of Entry – Probate Commissioner R&R (Hearing re Utkin removal)                                                                                                                                                                                                                                                           | APP-ROA-1402-1408      |
| 11/13/18                          | Notice of Entry – Order Affirming Probate Commissioner R&R (Utkin removal)                                                                                                                                                                                                                                                      | APP-ROA-1409-1414      |

**ACCOUNTING**  
**For the Period from October 27, 2016 to September 30, 2017**

**INCOME/CREDITS:**

|                                             |            |
|---------------------------------------------|------------|
| Receipts - Rent California rental           |            |
| Oct 2016- July 2017- \$800/month (9 months) | \$7,200.00 |
| Aug-Oct - \$750/month                       | \$2,250.00 |
| Gain or (loss) on Sales                     | \$-0-      |
| Misc Income: Interest/rebates               | \$39.87    |
| Total Income/Credits:                       | \$9,489.87 |

**EXPENDITURES/DEBITS:**

|                        |                 |
|------------------------|-----------------|
| Disbursements/Expenses | \$ see attached |
| Expenses of Sales      | \$-0-           |
| Loss on Sales          | \$-0-           |

| Date       | Description                                       | Amount      | Transaction Type | Category          | Account Name |
|------------|---------------------------------------------------|-------------|------------------|-------------------|--------------|
| 10/10/2017 | WF Home Mtg (Yermo-CA)                            | 312.52      | debit            | Mortgage & Rent   | CPC CHECKING |
| 9/29/2017  | Interest                                          | 0.03        | credit           | Interest Income   | CPC CHECKING |
| 9/6/2017   | WF Home Mtg (Yermo-CA)                            | 312.52      | debit            | Mortgage & Rent   | CPC CHECKING |
| 8/31/2017  | Interest                                          | 0.04        | credit           | Interest Income   | CPC CHECKING |
| 8/31/2017  | Interest                                          | 0.14        | credit           | Interest Income   | CPC SAVINGS  |
| 8/14/2017  | WF Home Mtg (Yermo-CA)                            | 312.52      | debit            | Mortgage & Rent   | CPC CHECKING |
| 8/11/2017  | Water Bill On-Line Payment Fee (Yermo-CA)         | 2.5         | debit            | Service Fee       | CPC CHECKING |
| 8/11/2017  | Av Ranchos Waterbillpm- (Yermo Water Bill)        | 52.42       | debit            | Bills & Utilities | CPC CHECKING |
| 7/31/2017  | Interest                                          | 0.04        | credit           | Interest Income   | CPC CHECKING |
| 7/31/2017  | Interest                                          | 0.13        | credit           | Interest Income   | CPC SAVINGS  |
| 7/10/2017  | Water Bill On-Line Payment Fee (Yermo-CA)         | 2.5         | debit            | Service Fee       | CPC CHECKING |
| 7/10/2017  | Av Ranchos Waterbillpm- (Yermo Water Bill)        | 46.6        | debit            | Bills & Utilities | CPC CHECKING |
| 7/5/2017   | WF Home Mtg (Yermo-CA)                            | 312.52      | debit            | Mortgage & Rent   | CPC CHECKING |
| 6/30/2017  | Interest                                          | 0.04        | credit           | Interest Income   | CPC CHECKING |
| 6/16/2017  | WF Home Mtg (Yermo-CA)                            | 800         | credit           | Income            | CPC CHECKING |
| 6/14/2017  | Check 2123 Attorney Fee                           | 1281.25     | debit            | Check             | CPC CHECKING |
| 5/31/2017  | Interest                                          | 0.04        | credit           | Interest Income   | CPC CHECKING |
| 5/22/2017  | Av Ranchos Waterbillpm- (Yermo Water Bill)        | 79.85       | debit            | Bills & Utilities | CPC CHECKING |
| 5/22/2017  | Water Bill On-Line Payment Fee (Yermo-CA)         | 2.5         | debit            | Service Fee       | CPC CHECKING |
| 5/8/2017   | Remote Online Deposit Yermo Rent (145.97 repairs) | 654.03      | credit           | Income            | CPC CHECKING |
| 5/2/2017   | Check 2122- Property Taxes (Bluff Point)          | \$ 483.93   | debit            | Property Taxes    | CPC CHECKING |
| 5/1/2017   | Discover Card Rebate                              | \$ 25.04    | credit           | Reimbursement     | CPC CHECKING |
| 4/28/2017  | Interest                                          | \$ 0.03     | credit           | Interest Income   | CPC CHECKING |
| 4/28/2017  | Check 2121 - Attorney Fee                         | \$ 1,000.00 | debit            | Business Services | CPC CHECKING |
| 4/24/2017  | Transfer from CPC SAVINGS                         | \$ 2,000.00 | credit           | Transfer          | CPC CHECKING |
| 4/17/2017  | Check 2120 - Bluff Point Warranty Repair          | \$ 16.25    | debit            | Home Improvement  | CPC CHECKING |
| 4/10/2017  | WF Home Mtg (Yermo-CA)                            | \$ 800.00   | credit           | Rental Income     | CPC CHECKING |
| 4/10/2017  | Check 2001-C. Christian House Repair              | \$ 210.00   | debit            | Home Services     | CPC CHECKING |
| 4/10/2017  | Cse Insurance Group- (Yermo-CA)                   | \$ 463.06   | debit            | Home Insurance    | CPC CHECKING |
| 4/7/2017   | Check 2002 - Bluff Point Home Repair              | \$ 740.00   | debit            | Home Services     | CPC CHECKING |
| 3/31/2017  | Av Ranchos Waterbillpm- (Yermo Water Bill)        | \$ 41.27    | debit            | Bills & Utilities | CPC CHECKING |
| 3/31/2017  | Interest                                          | \$ 0.05     | credit           | Interest Income   | CPC CHECKING |

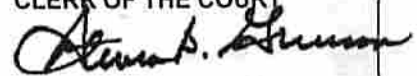
|           |                                              |    |          |        |                   |              |
|-----------|----------------------------------------------|----|----------|--------|-------------------|--------------|
| 3/31/2017 | Water Bill On-Line Payment Fee (Yermo-CA)    | \$ | 2.50     | debit  | Service Fee       | CPC CHECKING |
| 3/24/2017 | Lowe's - Water Heater Replacement            | \$ | 602.50   | debit  | Home Improvement  | CPC CHECKING |
| 3/23/2017 | Check 2119-Vogl Const (Dancing Vines Repair) | \$ | 1,300.00 | debit  | Home Improvement  | CPC CHECKING |
| 3/21/2017 | Check 2118 - (Dad's Memorial Trip)           | \$ | 2,488.01 | debit  | Misc Expenses     | CPC CHECKING |
| 3/20/2017 | Transfer from CPC SAVINGS                    | \$ | 2,500.00 | credit | Transfer          | CPC CHECKING |
| 3/14/2017 | Rebate                                       | \$ | 5.02     | credit | Income            | CPC CHECKING |
| 3/13/2017 | Escrow Refund - (Yermo, CA)                  | \$ | 9.73     | credit | Income            | CPC CHECKING |
| 3/9/2017  | Check 2117- Water Bill (Dancing Vines)       | \$ | 27.44    | debit  | Bills & Utilities | CPC CHECKING |
| 3/6/2017  | Deposit - (Yermo, CA)                        | \$ | 800.00   | credit | Rental Income     | CPC CHECKING |
| 3/2/2017  | Av Ranchos Waterbillpm- (Yermo, CA)          | \$ | 41.27    | debit  | Bills & Utilities | CPC CHECKING |
| 3/2/2017  | Water Bill On-Line Payment Fee               | \$ | 2.50     | debit  | Service Fee       | CPC CHECKING |
| 3/1/2017  | Check 2116- Cell Phone C. Christian          | \$ | 750.00   | debit  | Mobile Phone      | CPC CHECKING |
| 2/28/2017 | Interest                                     | \$ | 0.05     | credit | Interest Income   | CPC CHECKING |
| 2/27/2017 | Dad's Memorial Trip                          | \$ | 27.53    | debit  | Misc Expenses     | CPC CHECKING |
| 2/27/2017 | Check 2114- Dad's Sam's Club Account Payoff  | \$ | 356.26   | debit  | Credit Card Bill  | CPC CHECKING |
| 2/27/2017 | Memorial Dinner                              | \$ | 200.00   | debit  | Misc Expenses     | CPC CHECKING |
| 2/24/2017 | Gas                                          | \$ | 23.24    | debit  | Misc Expenses     | CPC CHECKING |
| 2/23/2017 | Preferred Homecare Az- Medical Equip Lease   | \$ | 30.26    | debit  | Health Insurance  | CPC CHECKING |
| 2/13/2017 | Lowe's-Return                                | \$ | 35.61    | debit  | Home Improvement  | CPC CHECKING |
| 2/13/2017 | Costco                                       | \$ | 973.34   | debit  | Furnishings       | CPC CHECKING |
| 2/13/2017 | Transfer from CPC SAVINGS                    | \$ | 5,000.00 | credit | Transfer          | CPC CHECKING |
| 2/13/2017 | Living Spaces - Furniture                    | \$ | 643.49   | debit  | Furnishings       | CPC CHECKING |
| 2/13/2017 | Rosemary Keach Reimbursement                 | \$ | 2,000.00 | debit  | Misc Expenses     | CPC CHECKING |
| 2/10/2017 | Southern Nv Health -Certificates             | \$ | 115.00   | debit  | Misc Expenses     | CPC CHECKING |
| 2/10/2017 | Trustee Dinner Expense                       | \$ | 145.00   | debit  | Misc Expenses     | CPC CHECKING |
| 2/8/2017  | Memorial Trip (credit)                       | \$ | 400.84   | credit | Hotel             | CPC CHECKING |
| 2/8/2017  | Memorial Trip (credit)                       | \$ | 400.84   | credit | Hotel             | CPC CHECKING |
| 2/3/2017  | Memorial Trip Reservation                    | \$ | 400.84   | debit  | Reimbursement     | CPC CHECKING |
| 2/3/2017  | Memorial Trip Reservation                    | \$ | 400.84   | debit  | Reimbursement     | CPC CHECKING |
| 1/28/2017 | Gas                                          | \$ | 24.19    | debit  | travel            | CPC CHECKING |
| 1/26/2017 | C. Christian - Refrigerator                  | \$ | 220.00   | debit  | Home Improvement  | CPC CHECKING |
| 1/25/2017 | Costco                                       | \$ | 97.32    | debit  | Personal          | CPC CHECKING |
| 1/20/2017 | Amazon (Medical Supplies)                    | \$ | 23.90    | debit  | Personal          | CPC CHECKING |

|            |                                                      |  |    |          |        |                   |              |
|------------|------------------------------------------------------|--|----|----------|--------|-------------------|--------------|
| 1/18/2017  | Amazon - Return                                      |  | \$ | 37.99    | credit | Reimbursement     | CPC CHECKING |
| 1/17/2017  | Sams Club                                            |  | \$ | 64.45    | debit  | Groceries         | CPC CHECKING |
| 1/11/2017  | Sams Club                                            |  | \$ | 31.00    | debit  | Groceries         | CPC CHECKING |
| 1/9/2017   | Check 2113-Gardner (Bluff Point)                     |  | \$ | 100.00   | debit  | Landscaping       | CPC CHECKING |
| 1/9/2017   | Costco                                               |  | \$ | 555.23   | debit  | Furnishings       | CPC CHECKING |
| 1/9/2017   | Amazon (Medical Supplies)                            |  | \$ | 21.95    | debit  | Personal          | CPC CHECKING |
| 1/9/2017   | Amazon (Medical Supplies)                            |  | \$ | 10.35    | debit  | Personal          | CPC CHECKING |
| 1/9/2017   | Transfer from CPC SAVINGS                            |  | \$ | 2,500.00 | credit | Transfer          | CPC CHECKING |
| 1/6/2017   | Home Depot                                           |  | \$ | 81.64    | debit  | Home Improvement  | CPC CHECKING |
| 1/6/2017   | Amazon (Medical Supplies)                            |  | \$ | 7.05     | debit  | Personal          | CPC CHECKING |
| 1/5/2017   | Amazon (Medical Supplies)                            |  | \$ | 52.00    | debit  | Personal          | CPC CHECKING |
| 1/5/2017   | Amazon (Medical Supplies)                            |  | \$ | 37.99    | debit  | Personal          | CPC CHECKING |
| 1/3/2017   | Home Depot                                           |  | \$ | 44.92    | debit  | Home Improvement  | CPC CHECKING |
| 12/30/2016 | Check 2112- Wells Fargo (Deposit Dad's Acct)         |  | \$ | 5,000.00 | debit  | Transfer          | CPC CHECKING |
| 12/30/2016 | Transfer from CPC SAVINGS                            |  | \$ | 5,000.00 | debit  | Transfer          | CPC CHECKING |
| 12/28/2016 | Sams Club                                            |  | \$ | 119.83   | debit  | Groceries         | CPC CHECKING |
| 12/28/2016 | DMV- Mom's DL address change                         |  | \$ | 10.25    | debit  | Misc Expenses     | CPC CHECKING |
| 12/28/2016 | DMV- Dad's DL address change                         |  | \$ | 18.25    | debit  | Misc Expenses     | CPC CHECKING |
| 12/28/2016 | Check 2111 - Dancing Vines Water                     |  | \$ | 20.46    | debit  | Bills & Utilities | CPC CHECKING |
| 12/28/2016 | Check 2110 - Sam's Club CC                           |  | \$ | 638.97   | debit  | Credit Card Bill  | CPC CHECKING |
| 12/26/2016 | Check 2109 - Ray C Reimbursement (Hospital Beds)     |  | \$ | 1,900.00 | debit  | Misc Expenses     | CPC CHECKING |
| 12/22/2016 | Republic Services Dumpster                           |  | \$ | 685.00   | debit  | Home Improvement  | CPC CHECKING |
| 12/22/2016 | Costco                                               |  | \$ | 219.51   | debit  | Groceries         | CPC CHECKING |
| 12/20/2016 | Sams Club                                            |  | \$ | 9.50     | debit  | Groceries         | CPC CHECKING |
| 12/12/2016 | Sams Club Credit Card (Dad's CC)                     |  | \$ | 761.74   | debit  | Credit Card Bill  | CPC CHECKING |
| 12/10/2016 | Check 2108- Medical Assistant                        |  | \$ | 75       | debit  | Personal Care     | CPC CHECKING |
| 12/8/2016  | Check 2106-Ray C Reimbursement (Bluff Point Repairs) |  | \$ | 1,757.00 | debit  | Home Improvement  | CPC CHECKING |
| 12/3/2016  | Check 2107- Medical Assistant                        |  | \$ | 75.00    | debit  | Personal Care     | CPC CHECKING |
| 11/28/2016 | Transfer from CPC SAVINGS                            |  | \$ | 5,000.00 | debit  | Transfer          | CPC CHECKING |
| 11/28/2016 | Check 2105-Wells Fargo (Deposit Dad's Acct)          |  | \$ | 2,500.00 | debit  | Transfer          | CPC CHECKING |
| 11/28/2016 | Check 2104-VOID                                      |  | \$ | -        | -      | -                 | -            |
| 11/22/2016 | Check 2103- Home Insurance (Bluff Point)             |  | \$ | 718.00   | debit  | Home Insurance    | CPC CHECKING |
| 11/20/2016 | Check 2102- Garage Door Repair (Dancing Vines)       |  | \$ | 450.00   | debit  | Home Improvement  | CPC CHECKING |

|            |                                              |  |             |       |               |              |
|------------|----------------------------------------------|--|-------------|-------|---------------|--------------|
| 11/19/2016 | Sams Club                                    |  | \$ 169.36   | debit | Groceries     | CPC CHECKING |
| 11/19/2016 | Transfer from CPC SAVINGS                    |  | \$ 5,000.00 | debit | Transfer      | CPC CHECKING |
| 11/16/2016 | Check 9991 - Home Inspection (Bluff Point)   |  | \$ 245.00   | debit | Home Services | CPC CHECKING |
| 11/16/2016 | Wire Transfer -(Bluff Point Earnest Deposit) |  | \$ 3,000.00 | debit | Home Services | CPC CHECKING |
| 10/27/2016 | Check 9990- Wells Fargo (Deposit Dad's Acct) |  | \$ 2,000.00 | debit | Transfer      | CPC CHECKING |

| Date      | Description              | Amount    | Transaction Type | Category        | Account Name |
|-----------|--------------------------|-----------|------------------|-----------------|--------------|
| 10/5/2017 | Deposit - (Yermo, CA)    | 750       | credit           | Income          | CPC SAVINGS  |
| 9/29/2017 | Interest                 | 0.2       | credit           | Interest Income | CPC SAVINGS  |
| 9/7/2017  | Deposit - (Yermo, CA)    | 750       | credit           | Income          | CPC SAVINGS  |
| 8/31/2017 | Interest                 | 0.14      | credit           | Interest Income | CPC SAVINGS  |
| 8/14/2017 | Deposit - (Yermo, CA)    | 750       | credit           | Rental Income   | CPC SAVINGS  |
| 7/31/2017 | Interest                 | 0.13      | credit           | Interest Income | CPC SAVINGS  |
| 6/30/2017 | Withdrawal               | 267902.53 | debit            | Misc Expenses   | CPC SAVINGS  |
| 6/30/2017 | Interest                 | 12.98     | credit           | Interest Income | CPC SAVINGS  |
| 5/31/2017 | Interest                 | 14.77     | credit           | Interest Income | CPC SAVINGS  |
| 4/28/2017 | Interest                 | 12.61     | credit           | Interest Income | CPC SAVINGS  |
| 4/24/2017 | Transfer to CPC CHECKING | 2000      | debit            | Transfer        | CPC SAVINGS  |
| 3/31/2017 | Interest                 | 14.05     | credit           | Interest Income | CPC SAVINGS  |
| 3/20/2017 | Transfer to CPC CHECKING | 2500      | debit            | Transfer        | CPC SAVINGS  |
| 2/28/2017 | Interest                 | 8.33      | credit           | Interest Income | CPC SAVINGS  |
| 2/14/2017 | Dancing Vines Sale       | 194590.71 | credit           | Income          | CPC SAVINGS  |
| 2/13/2017 | Transfer to CPC CHECKING | 5000      | debit            | Transfer        | CPC SAVINGS  |

# EXHIBIT 4



JERIMY L. KIRSCHNER, ESQ.  
Nevada Bar No. 12012  
JERIMY KIRSCHNER & ASSOCIATES, PLLC  
5550 Painted Mirage Rd., Suite 320  
Las Vegas, NV 89149  
Telephone: (702) 563-4444  
Fax: (702) 563-4445  
[jerimy@jkirschnerlaw.com](mailto:jerimy@jkirschnerlaw.com)

*Attorney for Jacqueline Utkin,  
Successor Trustee to the Christen Family Trust  
Dated October 11, 2016*

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

In the Matter of the

THE CHRISTIAN FAMILY TRUST

Dated October 11, 2016

Case Number: P-17-092512-T

Dept.: (PC-1) 26

**OMNIBUS ORDER**

This matter having come before this Court on January 17, 2018 ("Hearing"), In the Matter of THE CHRISTIAN FAMILY TRUST Dated October 11, 2016 ("Action"), for the Christian Family Trust Dated October 11, 2016 ("Trust") this Court having reviewed all pending motions, petitions, and oppositions, including:

(1) MOTION FOR COMPLIANCE WITH AND ENFORCEMENT OF COURT ORDER, AND FOR SANCTIONS RELATING THERETO, FOR ORDER TO SHOW CAUSE WHY FORMER TRUSTEES SHOULD NOT BE HELD IN CONTEMPT, FOR ORDER COMPELLING FORMER TRUSTEES TO ACCOUNT, AND FOR ACCESS TO AND INVESTMENT CONTROL OF TRUST FUNDS BELONGING TO THE CHRISTIAN FAMILY TRUST;

(2) JOINT PETITION FOR REVIEW OF FORMER TRUSTEES REFUSAL TO PROVIDE PROPER ACCOUNTING; AND

**RECEIVED**

**JAN 26 2018**

**DEPT. S**

1 (3) JOINT OBJECTION TO PETITION TO ASSUME JURISDICTION OF  
2 TRUST; CONFIRM TRUSTEES; INSTRUCTIONS, ETC. AND JOINT  
3 COUNTERPETITION TO ASSUME JURISDICTION IN REM OF THE  
4 TRUST, TO CONFIRM TRUSTEE, TO FIND BREACH OF FIDUCIARY  
5 DUTY, CONVERSION, AND FRAUD AGAINST FORMER TRUSTEES, TO  
6 INVALIDATE ALL TRANSFERS TO THE FORMER TRUSTEES AS THE  
7 PRODUCT OF UNDUE INFLUENCE, TO ORDER THE IMMEDIATE  
8 DELIVERY OF ALL TRUST ASSETS, AND TO IMPOSE A  
9 CONSTRUCTIVE TRUST

10 Cary C. Payne, Esq. having appeared on behalf of Susan Christian Payne, Raymond Christian, and  
11 Rosemary Keach ("Petitioners"); Jeremy Kirschner, Esq. having appeared on behalf of Jacqueline  
12 Utkin, Trustee of The Christian Family Trust Dated October 11, 2016 ("Trustee Utkin"); Joey  
13 Powell, Esq. having appeared on behalf of Monte Brian Reason, beneficiary and trustee to the Nancy  
14 Christian Trust and executor to the Nancy Christian Estate ("Monte"); and Zachary Holyoak, Esq.  
15 having appeared on behalf of creditor Anthony L. Barney, Ltd.; this Court having considered papers  
16 and pleadings on file, the statements of counsel, and for good cause appearing:

17 **IT IS HEREBY FOUND THAT** this Court has jurisdiction over the Trust, which it has  
18 maintained since October 31, 2017.

19 **IT IS HEREBY FOUND THAT** this Petitioners previously filed an Inventory and an  
20 Accounting, however the other interested parties to this action are asking for substantiation of the  
21 information in that Inventory and Accounting.

22 **IT IS HEREBY ORDERED THAT** within 45 days, Petitioners must provide an Accounting  
23 from the moment they became trustees on October 11, 2016 until they ceased all trustee functions or  
24 were removed by the Settlor Nancy Christian ("Nancy"), whichever is later.

25 **IT IS FURTHER ORDERED THAT** Petitioners' Accounting shall include, but is not  
26 limited to, all information related to California real property or other properly located anywhere  
27 elsewhere.

28 **IT IS FURTHER ORDERED THAT** Petitioners Accounting must provide substantiating  
documents, including but not limited to bank statements, checks, and receipts.

**IT IS FURTHER ORDERED THAT** after Petitioner's Accounting is completed and  
presented, Monte shall have fifteen (15) days to provide an Accounting covering his time as Trustee

1 which includes substantiating documents, including but not limited to bank statements, checks, and  
2 receipts.

3 **IT IS FURTHER ORDERED THAT** Cary C. Payne, Esq. ("Mr. Payne") shall place any  
4 and all funds held in his IOLTA account on behalf of the Trust into a separate, blocked, interest  
5 bearing account in the name of the Trust and under Trust EIN within seven (7) business days of this  
6 hearing, except that five thousand dollars (\$5,000.00) shall be turned over to Trustee Utkin for use in  
7 preserving any real property asset of the Trust.

8 **IT IS FURTHER ORDERED THAT** Mr. Payne shall provide notice of the placement in the  
9 blocked to all other parties, including proof of funds and account number.

10 **IT IS FURTHER ORDERED THAT** Trustee Utkin is responsible for the funds turned over  
11 to her and will be made to provide an Accounting for those funds, including but not limited to bank  
12 statements, checks, and receipts.

13 **IT IS FURTHER ORDERED THAT** any sale of the real property must be halted pursuant  
14 to the October 31, 2017 order from this Court freezing activity relating to Trust assets ("Freeze  
15 Order").

16 **IT IS FURTHER ORDERED THAT** discovery in this matter is open and the parties have  
17 ninety (90) days to conduct said discovery.

18 **IT IS FURTHER ORDERED THAT** any request for attorney fees be filed as a request from  
19 this Court for payment.

20 **IT IS SO ORDERED.**

21 DATED this 30 day of Jan, 2018

22  
23  
24   
25 **DISTRICT COURT JUDGE VINCENT OCHOA** *yo*

26 Respectfully Submitted by

VINCENT OCHOA

27 DATED this 18<sup>th</sup> day of January, 2018.

1 JERIMY KIRSCHNER & ASSOCIATES, PLLC

2 /s/ Jerimy L. Kirschner, Esq.

3 JERIMY L. KIRSCHNER, ESQ.

4 Nevada Bar No. 12012

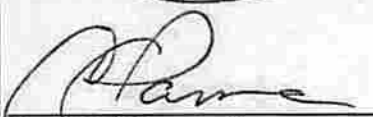
5 5550 Painted Mirage Rd., Suite 320

6 Las Vegas, NV 89149

7 Attorney for Jacqueline Utkin, Successor Trustee

8 APPROVE/DISAPPROVE

9 CARY COLT PAYNE, CHTD. *See grand, etc/minutes*

10   
Cary Colt Payne, Esq.

11 Cary Colt Payne, Chtd.

12 700 S. 8th St.

13 Las Vegas, NV 89101

14 Attorney for Susan Christian-Payne,

15 Rosemary Keach and Raymond Christian, Jr.

16 APPROVE/DISAPPROVE

17 RUSHFORTH, LEE & KIEFER LLP

18 /s/ Joey Powell, Esq.

19 Joey Powell, Esq.

20 1707 Village Center Circle, Suite 150

21 Las Vegas, NV 89134

22 Attorney for Monte Brian Reason, Beneficiary to Trust; and

23 Trustee to the Nancy Christian Trust; and

24 Executor to the Nancy Christian Estate

25 APPROVE/DISAPPROVE

26 ANTHONY L. BARNEY, LTD.

27 /s/ Zachary Holyoak, Esq.

28 Zachary Holyoak, Esq.

3317 W. Charleston Blvd., Suite B

Las Vegas, NV 89102-1835

Attorney for Creditor Anthony L. Barney, Ltd.

# EXHIBIT 5

*Steven D. Grierson*

CARY COLT PAYNE, ESQ.  
Nevada Bar No. 4357  
CARY COLT PAYNE, CHTD.  
700 South Eighth Street  
Las Vegas, Nevada 89101  
(702) 383-9010  
carycoltpaynechtd@yahoo.com  
Attorney for Petitioners

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

|                        |   |                         |
|------------------------|---|-------------------------|
| In the Matter of       | ) | Case No.: P-17-092512-T |
|                        | ) | Dept. No.: S (Probate)  |
| THE CHRISTIAN FAMILY   | ) |                         |
| TRUST u.a.d. 10/11/16  | ) |                         |
| ~~~~~                  | ) |                         |
| SUSAN CHRISTIAN-PAYNE, | ) |                         |
| ROSEMARY KEACH AND     | ) |                         |
| RAYMOND CHRISTIAN      | ) |                         |
| Petitioners,           | ) |                         |
| -vs-                   | ) |                         |
| NANCY I CHRISTIAN and  | ) |                         |
| MONTE REASON and       | ) |                         |
| JACQUELINE UTKIN       | ) |                         |
| Respondents.           | ) |                         |
| ~~~~~                  | ) |                         |

**ACCOUNT AND RESPONSE TO COURT HEARING/DECISION DATED 1/17/18,  
ETC.**

COMES NOW Petitioners, SUSAN CHRISTIAN-PAYNE, ROSEMARY KEACH and RAYMOND CHRISTIAN, original co-trustees and primary beneficiaries of The Christian Family Trust u.a.d. 10/11/16, by and through their attorney, CARY COLT PAYNE, ESQ., of the lawfirm of CARY COLT PAYNE, CHTD., hereby submits this Account and Response, etc., in accordance with the court's Order referenced in the transcript (courtesy copy attached) from the hearing January 17, 2018 in this matter. Counsel for Utkin still has not placed the request in writing. See Exhibits "A", "B" and "C" attached hereto.

Dated: March 20, 2018

*Cary Colt Payne*  
CARY COLT PAYNE, ESQ. (NV Bar# 4357)  
CARY COLT PAYNE, CHTD.  
700 South Eighth Street  
Las Vegas, Nevada 89101

CARY COLT PAYNE, CHTD.

700 South Eighth Street

Las Vegas, Nevada 89101

Tel: 702. 383.9010 • Fax 702. 383.9049





## CERTIFICATE OF SERVICE

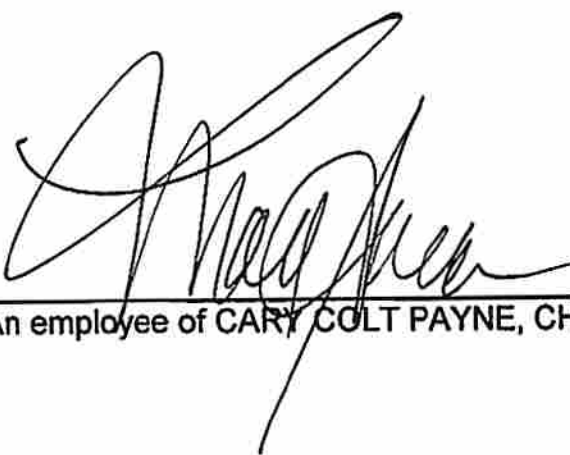
The undersigned hereby certifies that on March 20, 2018, a true and correct copy of the foregoing was served to the following at the their last known address(es), facsimile numbers and/or e-mail/other electronic means, pursuant to:

— **BY MAIL:** N.R.C.P 5(b), I deposited for first class United States mailing, postage prepaid at Las Vegas, Nevada;

X **BY E-MAIL AND/OR ELECTRONIC MEANS:** Pursuant to Eighth Judicial District Court Administrative Order 14-2, Effective June 1, 2014, as identified in Rule 9 of the N.E.F.C.R. as having consented to electronic service, I served via e-mail or other electronic means (Wiznet) to the e-mail address(es) of the addressee(s).

Jeremy Kirschner, Esq.  
JERIMY KIRSCHNER & ASSOCIATES, LTD.  
5550 Painted Mirage Rd., Suite 320  
Las Vegas, NV 89149  
Email: [jerimy@jkirschnerlaw.com](mailto:jerimy@jkirschnerlaw.com)  
Attorney for Jacqueline Utkin

Joseph Powell, Esq.  
RUSHFORTH, LEE & KIEFER, LLP  
1701 Village Center Circle, Suite 150  
Las Vegas, NV 89134  
email: [joey@rushforth.com](mailto:joey@rushforth.com)  
Attorney for Monte Reason, (beneficiary)

  
An employee of CARY COLT PAYNE, CHTD.



**CARY COLT PAYNE, CHTD.**

Attorney at Law

700 S. Eighth Street • Las Vegas, Nevada 89101  
(702) 383-9010 • Fax (702) 383-9049

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**COURTESY COPIES**

DISTRICT COURT  
CLARK COUNTY, NEVADA

\*\*\*\*

In the Matter of )

)

THE CHRISTIAN FAMILY )

TRUST u.a.d. 10/11/16 )

CASE NO. P-17-092512T

DEPT NO. S (Probate)

~~~~~  
SUSAN CHRISTIAN-PAYNE,)

Date: January 17, 2018

ROSEMARY KEACH AND)

Time: 2:00 p.m.

RAYMOND CHRISTIAN)

Petitioners,)

-vs-)

NANCY I CHRISTIAN and)

MONTE REASON and)

JACQUELIN UTKIN)

Respondents.)

~~~~~  
)

AUDIO TRANSCRIPTION OF

Hearing before the Honorable

JUDGE VINCENT OCHOA

Transcribed by Kathy Hoffman

## APPEARANCES

For the Petitioners:

CARY COLT PAYNE, ESQ  
CARY COLT PAYNE, CHTD  
700 South 8th Street  
Las Vegas, Nevada 89101  
(702) 383-9016

For the Respondent, Jacqueline Utkin:

JERIMY KIRSCHNER, ESQ.  
JERIMY KIRSCHNER & ASSOCIATES, PLLC.  
10000 West Charleston Boulevard  
Las Vegas, Nevada 89135  
(702) 255-6161

For the Respondent, Monte Reason:

JOSEPH POWELL, ESQ.  
RUSHFORTH, LEE & KIEFER, LLP.  
1707 Village Center Circle, Ste. 150  
Las Vegas, Nevada 89134  
(702) 255-4552

For Nancy Christian, deceased:

ZACHARY HOLYOAK, ESQ.  
ANTHONY BARNEY, LTD  
3317 West Charleston Boulevard  
Las Vegas, Nevada 89102  
(702) 438-7878

ALSO PRESENT:

Susan Christian-Payne  
Rosemary Keach

1           We do need an accounting. And we're  
2 going to order the accounting. I want a complete  
3 accounting during their period of time. And then  
4 once you get that accounting done. I'm going to  
5 give them -- how much time do you need for an  
6 accounting? I'm thinking 30 to 45 days because I  
7 want to get this resolved. Counselor?

8           MR. PAYNE: I've done the accounting. I  
9 don't know what else I need to do.

10          THE COURT: I think they want backup to  
11 your numbers.

12          MR. KIRSCHNER: The accounting needs to  
13 stretch back to the time of the trust formation  
14 when he became trustee first the time period. So  
15 it needs to be longer.

16          Two, we need substantiation of documents  
17 for anything in there. So if you're talking about  
18 the two things we need from the accounting from  
19 them, is we need -- that the time period has to be  
20 correct and then we need substantiation of the  
21 documents.

22          Simply sending us an Excel spreadsheet is  
23 not an accounting. We as the successor trustees  
24 are allowed to ask for the substantiation.

25          THE COURT: Well, you will write a letter

1 explaining what you need --

2 MR. KIRSCHNER: This has been written to  
3 them as of October and September of this year. I  
4 will renew the letter to them today.

5 THE COURT: And they will provide that  
6 information to you within 45 days. And thereafter  
7 how much time will you have for your client to  
8 follow up from their accounting for your time?

9 MR. POWELL: I can do that basically the  
10 next day because my client never had access to any  
11 of the funds.

12 THE COURT: So after they've done there's  
13 in 45 days, you will have 15 days to file your  
14 accounting.

15 MR. POWELL: Okay.

16 MR. KIRSCHNER: Your Honor, as far as the  
17 assets that are currently being administered --

18 THE COURT: You will receive the \$6,000  
19 to pay whatever bills may be due and owing.

20 MR. KIRSCHNER: And for the record  
21 regarding the California property and control of  
22 the California property that's under the trust; are  
23 we also getting that turned over to the successor  
24 trustee?

25 THE COURT: No. They're paying the



**CARY COLT PAYNE, CHTD.**

Attorney at Law

700 S. Eighth Street • Las Vegas, Nevada 89101

(702) 383-9010 • Fax (702) 383-9049

*EXHIBIT PAGE INTENTIONALLY LEFT BLANK*

**EXHIBIT "A"**

*Steven D. Grierson*

1 ACCT  
2 CARY COLT PAYNE, ESQ.  
3 Nevada Bar No. 4357  
4 CARY COLT PAYNE, CHTD.  
5 700 South Eighth Street  
6 Las Vegas, Nevada 89101  
7 (702) 383-9010  
8 carycoltpaynechtd@yahoo.com  
9 Attorney for Petitioner

DISTRICT COURT  
CLARK COUNTY, NEVADA

10 In the Matter of ) Case No.: P-17-092512-T  
11 ) Dept. No.: PC-1  
12 THE CHRISTIAN FAMILY )  
13 TRUST u.a.d. 10/11/16 )  
14 ~~~~~ )

ACCOUNTING

CARY COLT PAYNE, CHTD.  
700 South Eighth Street  
Las Vegas, Nevada 89101  
Tel: 702.383.9010 • Fax 702.383.9049





# CERTIFICATE OF SERVICE

The undersigned hereby certifies that on October 25, 2017, a true and correct copy of the foregoing was served to the following at the their last known address(es), facsimile numbers and/or e-mail/other electronic means, pursuant to:

☒ **BY MAIL:** N.R.C.P 5(b), I deposited for first class United States mailing, postage prepaid at Las Vegas, Nevada;

Tommy L. Christian  
245 South Lemon, Apt C  
Orange, CA 92566

Christopher A. Christian  
560 W. 20th Street #12  
San Bernardino, CA 92405

☒ **BY E-MAIL AND/OR ELECTRONIC MEANS:** Pursuant to Eighth Judicial District Court Administrative Order 14-2, Effective June 1, 2014, as identified in Rule 9 of the N.E.F.C.R. as having consented to electronic service, I served via e-mail or other electronic means (Wiznet) to the e-mail address(es) of the addressee(s).

Daniel Keifer, Esq.  
*Email: kenny@rlklegal.com*  
Joseph Powell, Esq.  
*email: joey@rushforth.com*  
RUSHFORTH, LEE & KIEFER, LLP  
1701 Village Center Circle, Suite 150  
Las Vegas, NV 89134  
Attorney for Monte Reason

Tiffany S. Barney, Esq.  
ANTHONY L. BARNEY LTD.  
3317 W. Charleston Blvd., Suite B  
Las Vegas, NV 89102  
*email: tiffany@anthonybarney.com*  
Attorney for Nancy I. Christian

An employee of CARY COLT PAYNE, CHTD.

**ACCOUNTING**  
**For the Period from October 27, 2016 to September 30, 2017**

**INCOME/CREDITS:**

|                                             |            |            |
|---------------------------------------------|------------|------------|
| Receipts - Rent California rental           |            |            |
| Oct 2016- July 2017- \$800/month (9 months) | \$7,200.00 |            |
| Aug-Oct - \$750/month                       | \$2,250.00 |            |
| Gain or (loss) on Sales                     | \$-0-      |            |
| Misc Income: Interest/rebates               | \$39.87    |            |
| Total Income/Credits:                       |            | \$9,489.87 |

**EXPENDITURES/DEBITS:**

|                        |                 |
|------------------------|-----------------|
| Disbursements/Expenses | \$ see attached |
| Expenses of Sales      | \$-0-           |
| Loss on Sales          | \$-0-           |

| Date       | Description                                       | Amount      | Transaction Type | Category          | Account Name |
|------------|---------------------------------------------------|-------------|------------------|-------------------|--------------|
| 10/10/2017 | Wf Home Mtg (Yermo-CA)                            | 312.52      | debit            | Mortgage & Rent   | CPC CHECKING |
| 9/29/2017  | Interest                                          | 0.03        | credit           | Interest Income   | CPC CHECKING |
| 9/6/2017   | Wf Home Mtg (Yermo-CA)                            | 312.52      | debit            | Mortgage & Rent   | CPC CHECKING |
| 8/31/2017  | Interest                                          | 0.04        | credit           | Interest Income   | CPC CHECKING |
| 8/31/2017  | Interest                                          | 0.14        | credit           | Interest Income   | CPC SAVINGS  |
| 8/14/2017  | Wf Home Mtg (Yermo-CA)                            | 312.52      | debit            | Mortgage & Rent   | CPC CHECKING |
| 8/11/2017  | Water Bill On-Line Payment Fee (Yermo-CA)         | 2.5         | debit            | Service Fee       | CPC CHECKING |
| 8/11/2017  | Av Ranchos Waterbillpm- (Yermo Water Bill)        | 52.42       | debit            | Bills & Utilities | CPC CHECKING |
| 7/31/2017  | Interest                                          | 0.04        | credit           | Interest Income   | CPC CHECKING |
| 7/31/2017  | Interest                                          | 0.13        | credit           | Interest Income   | CPC SAVINGS  |
| 7/10/2017  | Water Bill On-Line Payment Fee (Yermo-CA)         | 2.5         | debit            | Service Fee       | CPC CHECKING |
| 7/10/2017  | Av Ranchos Waterbillpm- (Yermo Water Bill)        | 46.6        | debit            | Bills & Utilities | CPC CHECKING |
| 7/5/2017   | Wf Home Mtg (Yermo-CA)                            | 312.52      | debit            | Mortgage & Rent   | CPC CHECKING |
| 6/30/2017  | Interest                                          | 0.04        | credit           | Interest Income   | CPC CHECKING |
| 6/16/2017  | Wf Home Mtg (Yermo-CA)                            | 800         | credit           | Income            | CPC CHECKING |
| 6/14/2017  | Check 2123 Attorney Fee                           | 1281.25     | debit            | Check             | CPC CHECKING |
| 5/31/2017  | Interest                                          | 0.04        | credit           | Interest Income   | CPC CHECKING |
| 5/22/2017  | Av Ranchos Waterbillpm- (Yermo Water Bill)        | 79.85       | debit            | Bills & Utilities | CPC CHECKING |
| 5/22/2017  | Water Bill On-Line Payment Fee (Yermo-CA)         | 2.5         | debit            | Service Fee       | CPC CHECKING |
| 5/8/2017   | Remote Online Deposit Yermo Rent (145.97 repairs) | 654.03      | credit           | Income            | CPC CHECKING |
| 5/2/2017   | Check 2122- Property Taxes (Bluff Point)          | \$ 483.93   | debit            | Property Taxes    | CPC CHECKING |
| 5/1/2017   | Discover Card Rebate                              | \$ 25.04    | credit           | Reimbursement     | CPC CHECKING |
| 4/28/2017  | Interest                                          | \$ 0.03     | credit           | Interest Income   | CPC CHECKING |
| 4/28/2017  | Check 2121 - Attorney Fee                         | \$ 1,000.00 | debit            | Business Services | CPC CHECKING |
| 4/24/2017  | Transfer from CPC SAVINGS                         | \$ 2,000.00 | credit           | Transfer          | CPC CHECKING |
| 4/17/2017  | Check 2120 - Bluff Point Warranty Repair          | \$ 16.25    | debit            | Home Improvement  | CPC CHECKING |
| 4/10/2017  | Wf Home Mtg (Yermo-CA)                            | \$ 800.00   | credit           | Rental Income     | CPC CHECKING |
| 4/10/2017  | Check 2001-C. Christian House Repair              | \$ 210.00   | debit            | Home Services     | CPC CHECKING |
| 4/10/2017  | Cse Insurance Group- (Yermo-CA)                   | \$ 463.06   | debit            | Home Insurance    | CPC CHECKING |
| 4/7/2017   | Check 2002 -Bluff Point Home Repair               | \$ 740.00   | debit            | Home Services     | CPC CHECKING |
| 3/31/2017  | Av Ranchos Waterbillpm- (Yermo Water Bill)        | \$ 41.27    | debit            | Bills & Utilities | CPC CHECKING |
| 3/31/2017  | Interest                                          | \$ 0.05     | credit           | Interest Income   | CPC CHECKING |

|           |                                              |    |          |        |                   |              |
|-----------|----------------------------------------------|----|----------|--------|-------------------|--------------|
| 3/31/2017 | Water Bill On-Line Payment Fee (Yermo-CA)    | \$ | 2.50     | debit  | Service Fee       | CPC CHECKING |
| 3/24/2017 | Lowe's - Water Heater Replacement            | \$ | 602.50   | debit  | Home Improvement  | CPC CHECKING |
| 3/23/2017 | Check 2119-Vogl Const (Dancing Vines Repair) | \$ | 1,300.00 | debit  | Home Improvement  | CPC CHECKING |
| 3/21/2017 | Check 2118 - (Dad's Memorial Trip)           | \$ | 2,488.01 | debit  | Misc Expenses     | CPC CHECKING |
| 3/20/2017 | Transfer from CPC SAVINGS                    | \$ | 2,500.00 | credit | Transfer          | CPC CHECKING |
| 3/14/2017 | Rebate                                       | \$ | 5.02     | credit | Income            | CPC CHECKING |
| 3/13/2017 | Escrow Refund - (Yermo, CA)                  | \$ | 9.73     | credit | Income            | CPC CHECKING |
| 3/9/2017  | Check 2117- Water Bill (Dancing Vines)       | \$ | 27.44    | debit  | Bills & Utilities | CPC CHECKING |
| 3/6/2017  | Deposit - (Yermo, CA)                        | \$ | 800.00   | credit | Rental Income     | CPC CHECKING |
| 3/2/2017  | Av Ranchos Waterbillpm- (Yermo, CA)          | \$ | 41.27    | debit  | Bills & Utilities | CPC CHECKING |
| 3/2/2017  | Water Bill On-Line Payment Fee               | \$ | 2.50     | debit  | Service Fee       | CPC CHECKING |
| 3/1/2017  | Check 2116- Cell Phone C. Christian          | \$ | 750.00   | debit  | Mobile Phone      | CPC CHECKING |
| 2/28/2017 | Interest                                     | \$ | 0.05     | credit | Interest Income   | CPC CHECKING |
| 2/27/2017 | Dad's Memorial Trip                          | \$ | 27.53    | debit  | Misc Expenses     | CPC CHECKING |
| 2/27/2017 | Check 2114- Dad's Sam's Club Account Payoff  | \$ | 356.26   | debit  | Credit Card Bill  | CPC CHECKING |
| 2/27/2017 | Memorial Dinner                              | \$ | 200.00   | debit  | Misc Expenses     | CPC CHECKING |
| 2/24/2017 | Gas                                          | \$ | 23.24    | debit  | Misc Expenses     | CPC CHECKING |
| 2/23/2017 | Preferred Homecare Az- Medical Equip Lease   | \$ | 30.26    | debit  | Health Insurance  | CPC CHECKING |
| 2/13/2017 | Lowe's-Return                                | \$ | 35.61    | debit  | Home Improvement  | CPC CHECKING |
| 2/13/2017 | Costco                                       | \$ | 973.34   | debit  | Furnishings       | CPC CHECKING |
| 2/13/2017 | Transfer from CPC SAVINGS                    | \$ | 5,000.00 | credit | Transfer          | CPC CHECKING |
| 2/13/2017 | Living Spaces - Furniture                    | \$ | 643.49   | debit  | Furnishings       | CPC CHECKING |
| 2/13/2017 | Rosemary Keach Reimbursement                 | \$ | 2,000.00 | debit  | Misc Expenses     | CPC CHECKING |
| 2/10/2017 | Southern Nv Health -Certificates             | \$ | 115.00   | debit  | Misc Expenses     | CPC CHECKING |
| 2/10/2017 | Trustee Dinner Expense                       | \$ | 145.00   | debit  | Misc Expenses     | CPC CHECKING |
| 2/8/2017  | Memorial Trip (credit)                       | \$ | 400.84   | credit | Hotel             | CPC CHECKING |
| 2/8/2017  | Memorial Trip (credit)                       | \$ | 400.84   | credit | Hotel             | CPC CHECKING |
| 2/3/2017  | Memorial Trip Reservation                    | \$ | 400.84   | debit  | Reimbursement     | CPC CHECKING |
| 2/3/2017  | Memorial Trip Reservation                    | \$ | 400.84   | debit  | Reimbursement     | CPC CHECKING |
| 1/28/2017 | Gas                                          | \$ | 24.19    | debit  | Travel            | CPC CHECKING |
| 1/26/2017 | C. Christian - Refrigerator                  | \$ | 220.00   | debit  | Home Improvement  | CPC CHECKING |
| 1/25/2017 | Costco                                       | \$ | 97.32    | debit  | Personal          | CPC CHECKING |
| 1/20/2017 | Amazon (Medical Supplies)                    | \$ | 23.90    | debit  | Personal          | CPC CHECKING |

|            |                                                      |  |    |          |        |                   |              |
|------------|------------------------------------------------------|--|----|----------|--------|-------------------|--------------|
| 1/18/2017  | Amazon -Return                                       |  | \$ | 37.99    | credit | Reimbursement     | CPC CHECKING |
| 1/17/2017  | Sams Club                                            |  | \$ | 64.45    | debit  | Groceries         | CPC CHECKING |
| 1/11/2017  | Sams Club                                            |  | \$ | 31.00    | debit  | Groceries         | CPC CHECKING |
| 1/9/2017   | Check 2113-Gardner (Bluff Point)                     |  | \$ | 100.00   | debit  | Landscaping       | CPC CHECKING |
| 1/9/2017   | Costco                                               |  | \$ | 555.23   | debit  | Furnishings       | CPC CHECKING |
| 1/9/2017   | Amazon (Medical Supplies)                            |  | \$ | 21.95    | debit  | Personal          | CPC CHECKING |
| 1/9/2017   | Amazon (Medical Supplies)                            |  | \$ | 10.35    | debit  | Personal          | CPC CHECKING |
| 1/9/2017   | Transfer from CPC SAVINGS                            |  | \$ | 2,500.00 | credit | Transfer          | CPC CHECKING |
| 1/6/2017   | Home Depot                                           |  | \$ | 81.64    | debit  | Home Improvement  | CPC CHECKING |
| 1/6/2017   | Amazon (Medical Supplies)                            |  | \$ | 7.05     | debit  | Personal          | CPC CHECKING |
| 1/5/2017   | Amazon (Medical Supplies)                            |  | \$ | 52.00    | debit  | Personal          | CPC CHECKING |
| 1/5/2017   | Amazon (Medical Supplies)                            |  | \$ | 37.99    | debit  | Personal          | CPC CHECKING |
| 1/3/2017   | Home Depot                                           |  | \$ | 44.92    | debit  | Home Improvement  | CPC CHECKING |
| 12/30/2016 | Check 2112- Wells Fargo (Deposit Dad's Acct)         |  | \$ | 5,000.00 | debit  | Transfer          | CPC CHECKING |
| 12/30/2016 | Transfer from CPC SAVINGS                            |  | \$ | 5,000.00 | debit  | Transfer          | CPC CHECKING |
| 12/28/2016 | Sams Club                                            |  | \$ | 119.83   | debit  | Groceries         | CPC CHECKING |
| 12/28/2016 | DMV- Mom's DL address change                         |  | \$ | 10.25    | debit  | Misc Expenses     | CPC CHECKING |
| 12/28/2016 | DMV- Dad's DL address change                         |  | \$ | 18.25    | debit  | Misc Expenses     | CPC CHECKING |
| 12/28/2016 | Check 2111 - Dancing Vines Water                     |  | \$ | 20.46    | debit  | Bills & Utilities | CPC CHECKING |
| 12/28/2016 | Check 2110 -Sam's Club CC                            |  | \$ | 638.97   | debit  | Credit Card Bill  | CPC CHECKING |
| 12/26/2016 | Check 2109 - Ray C Reimbursement (Hospital Beds)     |  | \$ | 1,900.00 | debit  | Misc Expenses     | CPC CHECKING |
| 12/22/2016 | Republic Services Dumpster                           |  | \$ | 685.00   | debit  | Home Improvement  | CPC CHECKING |
| 12/22/2016 | Costco                                               |  | \$ | 219.51   | debit  | Groceries         | CPC CHECKING |
| 12/20/2016 | Sams Club                                            |  | \$ | 9.50     | debit  | Groceries         | CPC CHECKING |
| 12/12/2016 | Sams Club Credit Card (Dad's CC)                     |  | \$ | 761.74   | debit  | Credit Card Bill  | CPC CHECKING |
| 12/10/2016 | Check 2108- Medical Assistant                        |  | \$ | 75       | debit  | Personal Care     | CPC CHECKING |
| 12/8/2016  | Check 2106-Ray C Reimbursement (Bluff Point Repairs) |  | \$ | 1,757.00 | debit  | Home Improvement  | CPC CHECKING |
| 12/3/2016  | Check 2107- Medical Assistant                        |  | \$ | 75.00    | debit  | Personal Care     | CPC CHECKING |
| 11/28/2016 | Transfer from CPC SAVINGS                            |  | \$ | 5,000.00 | debit  | Transfer          | CPC CHECKING |
| 11/28/2016 | Check 2105-Wells Fargo (Deposit Dad's Acct)          |  | \$ | 2,500.00 | debit  | Transfer          | CPC CHECKING |
| 11/28/2016 | Check 2104-VOID                                      |  | \$ | -        | -      | -                 | -            |
| 11/22/2016 | Check 2103- Home Insurance (Bluff Point)             |  | \$ | 718.00   | debit  | Home Insurance    | CPC CHECKING |
| 11/20/2016 | Check 2102- Garage Door Repair (Dancing Vines)       |  | \$ | 450.00   | debit  | Home Improvement  | CPC CHECKING |

|            |                                               |  |             |       |               |              |
|------------|-----------------------------------------------|--|-------------|-------|---------------|--------------|
| 11/19/2016 | Sams Club                                     |  | \$ 169.36   | debit | Groceries     | CPC CHECKING |
| 11/19/2016 | Transfer from CPC SAVINGS                     |  | \$ 5,000.00 | debit | Transfer      | CPC CHECKING |
| 11/16/2016 | Check 9991 - Home Inspection (Bluff Point)    |  | \$ 245.00   | debit | Home Services | CPC CHECKING |
| 11/16/2016 | Wire Transfer - (Bluff Point Earnest Deposit) |  | \$ 3,000.00 | debit | Home Services | CPC CHECKING |
| 10/27/2016 | Check 9990- Wells Fargo (Deposit Dad's Acct)  |  | \$ 2,000.00 | debit | Transfer      | CPC CHECKING |

| Date      | Description              | Amount    | Transaction Type | Category        | Account Name |
|-----------|--------------------------|-----------|------------------|-----------------|--------------|
| 10/5/2017 | Deposit - (Yermo, CA)    | 750       | credit           | Income          | CPC SAVINGS  |
| 9/29/2017 | Interest                 | 0.2       | credit           | Interest Income | CPC SAVINGS  |
| 9/7/2017  | Deposit - (Yermo, CA)    | 750       | credit           | Income          | CPC SAVINGS  |
| 8/31/2017 | Interest                 | 0.14      | credit           | Interest Income | CPC SAVINGS  |
| 8/14/2017 | Deposit - (Yermo, CA)    | 750       | credit           | Rental Income   | CPC SAVINGS  |
| 7/31/2017 | Interest                 | 0.13      | credit           | Interest Income | CPC SAVINGS  |
| 6/30/2017 | Withdrawal               | 267902.53 | debit            | Misc Expenses   | CPC SAVINGS  |
| 6/30/2017 | Interest                 | 12.98     | credit           | Interest Income | CPC SAVINGS  |
| 5/31/2017 | Interest                 | 14.77     | credit           | Interest Income | CPC SAVINGS  |
| 4/28/2017 | Interest                 | 12.61     | credit           | Interest Income | CPC SAVINGS  |
| 4/24/2017 | Transfer to CPC CHECKING | 2000      | debit            | Transfer        | CPC SAVINGS  |
| 3/31/2017 | Interest                 | 14.05     | credit           | Interest Income | CPC SAVINGS  |
| 3/20/2017 | Transfer to CPC CHECKING | 2500      | debit            | Transfer        | CPC SAVINGS  |
| 2/28/2017 | Interest                 | 8.33      | credit           | Interest Income | CPC SAVINGS  |
| 2/14/2017 | Dancing Vines Sale       | 194590.71 | credit           | Income          | CPC SAVINGS  |
| 2/13/2017 | Transfer to CPC CHECKING | 5000      | debit            | Transfer        | CPC SAVINGS  |



Marj Arena &lt;marja.carycoltpayne@gmail.com&gt;

**Notification of Service for Case: P-17-092512-T, In the Matter of the Trust of: The Christian Family Trust u.a.d. 10/11/16 for filing Accounting - ACCT, Envelope Number: 1681923**

1 message

efilingmail@tylerhost.net <efilingmail@tylerhost.net>  
To: marja.carycoltpayne@gmail.com

Wed, Oct 25, 2017 at 4:44 PM



## Notification of Service

Case Number: P-17-092512-T  
Case Style: In the Matter of the Trust of: The Christian Family Trust u.a.d. 10/11/16  
Envelope Number: 1681923

This is a notification of service for the filing listed. Please click the link below to retrieve the submitted document.

| Filing Details      |                                                                                                                                                                                                                                                                                             |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Case Number         | P-17-092512-T                                                                                                                                                                                                                                                                               |
| Case Style          | In the Matter of the Trust of: The Christian Family Trust u.a.d. 10/11/16                                                                                                                                                                                                                   |
| Date/Time Submitted | 10/25/2017 3:55 PM PST                                                                                                                                                                                                                                                                      |
| Filing Type         | Accounting - ACCT                                                                                                                                                                                                                                                                           |
| Filing Description  | Accounting                                                                                                                                                                                                                                                                                  |
| Filed By            | Cary Payne                                                                                                                                                                                                                                                                                  |
| Service Contacts    | Other Service Contacts not associated with a party on the case:<br><br>Marj Arena, Paralegal (marja.carycoltpayne@gmail.com)<br><br>Joseph Powell, Esq. (joey@rushforth.net)<br><br>Anthony Barney, Esq. (office@anthonybarney.com)<br><br>Zachary Holyoak, Esq. (office@anthonybarney.com) |

| Document Details                |                                   |
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**CARY COLT PAYNE, CHTD.**

Attorney at Law

700 S. Eighth Street • Las Vegas, Nevada 89101  
(702) 383-9010 • Fax (702) 383-9049

**EXHIBIT PAGE INTENTIONALLY LEFT BLANK**

**EXHIBIT "B"**

*Steven D. Grierson*

1 IARV  
2 CARY COLT PAYNE, ESQ.  
3 Nevada Bar No.:4357  
4 CARY COLT PAYNE, CHTD.  
5 700 South Eighth Street  
6 Las Vegas, Nevada 89101  
7 (702) 383-9010  
8 carycoltpaynechtd@yahoo.com  
9 Attorney for Petitioner

DISTRICT COURT  
CLARK COUNTY, NEVADA

9 In the Matter of ) Case No.: P-17-092512-T  
10 ) Dept. No.: PC-1  
11 THE CHRISTIAN FAMILY )  
12 TRUST u.a.d. 10/11/16 )  
13 \_\_\_\_\_ )

INVENTORY RECORD OF VALUE

14 STATE OF NEVADA: COUNTY OF CLARK } ss.

15 SUSAN CHRISTIAN PAYNE, pursuant to the laws of the State of Nevada (NRS  
16 53.045), and under penalty of perjury, hereby declares that the following is a true  
17 statement of all of the estate of the above-named Trust. I hereby certify that the property  
18 described herein is property where there is no reasonable doubt as to value and is  
19 believed to be equal in value to money in the amount set opposite each respective item,  
20 and that the value of the whole of the inventoried estate as of the date of decedent's  
21 death (1/31/17) was as stated herein.  
22

23 Dated the 20 day of October, 2017

*Susan Christian Payne*  
SUSAN CHRISTIAN PAYNE

CARY COLT PAYNE, CHTD.

700 South Eighth Street  
Las Vegas, Nevada 89101  
Tel: 702.383.9010 • Fax 702.383.9049



**REAL PROPERTY**

|                                          |                           |              |
|------------------------------------------|---------------------------|--------------|
| 2848 Bluff Point Drive, Las Vegas, NV    | \$292,960.00 <sup>1</sup> |              |
| 37920 Grandview Ave., Yermo, CA (rental) | <u>\$ 64,088.00</u>       |              |
|                                          |                           | \$357,048.00 |

**PERSONAL PROPERTY**Proceeds of Sale <sup>2</sup>

|                                    |                     |                                 |
|------------------------------------|---------------------|---------------------------------|
| 1060- Dancing Vines, Las Vegas, NV | \$194,704.59        |                                 |
| Oxford Policy proceeds             | \$ 54,206.61        |                                 |
| Oxford Policy proceeds             | \$106,719.79        |                                 |
| Chase accounts proceeds            | <u>\$ 73,197.94</u> |                                 |
|                                    |                     | <u>\$428,828.93<sup>3</sup></u> |

|                       |                    |             |
|-----------------------|--------------------|-------------|
| Chase Savings (6040)  | \$ 6,513.45        |             |
| Chase Checking (4816) | <u>\$ 4,357.84</u> |             |
| (as of 9/30/17)       |                    | \$10,871.29 |

|                                       |                     |
|---------------------------------------|---------------------|
| <b>TOTAL VALUE OF TRUST PROPERTY:</b> | <b>\$796,748.22</b> |
|---------------------------------------|---------------------|

<sup>1</sup> Value based upon Zillow printout (10/16/17)

<sup>2</sup> Held for distribution, subject to claims, etc.

<sup>3</sup> Held by Client Trust Account





## CERTIFICATE OF SERVICE

The undersigned hereby certifies that on October 25, 2017, a true and correct copy of the foregoing was served to the following at the their last known address(es), facsimile numbers and/or e-mail/other electronic means, pursuant to:

☒ **BY MAIL:** N.R.C.P 5(b), I deposited for first class United States mailing, postage prepaid at Las Vegas, Nevada;

Tommy L. Christian  
245 South Lemon, Apt C  
Orange, CA 92566

Christopher A. Christian  
560 W. 20th Street #12  
San Bernardino, CA 92405

☒ **BY E-MAIL AND/OR ELECTRONIC MEANS:** Pursuant to Eighth Judicial District Court Administrative Order 14-2, Effective June 1, 2014, as identified in Rule 9 of the N.E.F.C.R. as having consented to electronic service, I served via e-mail or other electronic means (Wiznet) to the e-mail address(es) of the addressee(s).

Daniel Keifer, Esq.  
*Email: kenny@rlklegal.com*  
Joseph Powell, Esq.  
*email: joey@rushforth.com*  
RUSHFORTH, LEE & KIEFER, LLP  
1701 Village Center Circle, Suite 150  
Las Vegas, NV 89134  
Attorney for Monte Reason

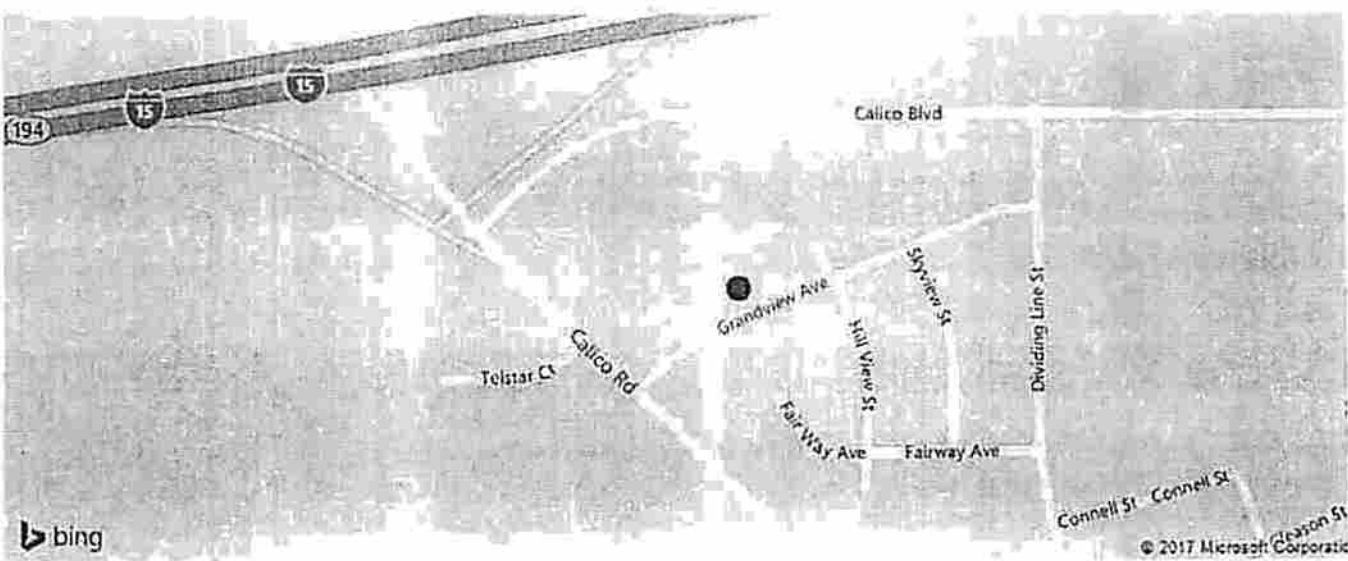
Tiffany S. Barney, Esq.  
ANTHONY L. BARNEY LTD.  
3317 W. Charleston Blvd., Suite B  
Las Vegas, NV 89102  
*email: tiffany@anthonybarney.com*  
Attorney for Nancy I. Christian

An employee of CARY COLT PAYNE, CHTD.

APP-ROA-1213

City...

37920 Grandview Ave, Yermo, CA 92398



**37920 Grandview Ave,**  
**Yermo, CA 92398**  
3 beds · 2 baths · 1,144 sqft

OFF MARKET  
Zestimate®: \$64,088  
Rent Zestimate®: \$950 /mo  
  
Est. Refi Payment  
\$250/mo

Is this your rental?

Get a monthly local market report with comparable rentals in your area.

☐ I own and manage this rental

☐ I manage this rental for the owner

Enter email

Subscribe

## Closing Disclosure

## Closing Information

Date Issued 2/8/2017  
 Closing Date  
 Disbursement Date  
 Settlement Agent Equity Title of Nevada  
 File # 17840030-084-TGR  
 Property 1060 Dancing Vines Avenue  
 Las Vegas, NV 89183  
 Sale Price \$210,000.00

## Transaction Information

Borrower Deborah Coulter and Paul Hirsch  
 1060 Dancing Vines Avenue  
 Las Vegas, NV 89183  
 Seller \*\*See Attachment

## Summary of Transactions

## SELLER'S TRANSACTION

Due to Seller at Closing \$210,511.59  
 Sale Price of Property \$210,000.00  
 Sale Price of Any Personal Property Included in Sale

## Adjustments for Items Paid by Seller in Advance

City/Town Taxes to  
 County Taxes 2/10/17 to 7/1/17 \$382.08  
 Assessments 2/10/17 to 3/1/17 \$15.62  
 Sewer 2/10/17 to 7/6/17 \$90.04  
 Trash 2/10/17 to 4/1/17 \$23.85

Due from Seller at Closing \$15,807.00

Excess Deposit  
 Closing Costs Paid at Closing (I) \$15,503.40  
 Existing Loan(s) Assumed or Taken Subject to  
 Payoff of First Mortgage Loan  
 Payoff of Second Mortgage Loan

Seller Credit  
 Title Insurance Premium Adjustment \$303.60

## Adjustments for Items Unpaid by Seller

City/Town Taxes to  
 County Taxes to  
 Assessments to

## CALCULATION

Total Due to Seller at Closing \$210,511.59  
 Total Due from Seller at Closing -\$15,807.00  
 Cash ☐ From ☒ To Seller \$194,704.59

## Contact Information

## REAL ESTATE BROKER (B)

Name Black & Cherry Real Estate  
 Address 2421W. Horizon Ridge PKWY, Suite 110  
 Henderson NV 89052  
 NV License ID  
 Contact Mark Hillers  
 Contact NV License ID  
 Email thehillerteam@gmail.com  
 Phone (702) 460-4454

## REAL ESTATE BROKER (S)

Name Real Estate By Design  
 Address 1180 Town Center Drive Suite 100  
 Las Vegas NV 89144  
 NV License ID  
 Contact Jackie Akester  
 Contact NV License ID  
 Email jackie@rebdlv.com  
 Phone (702) 945-2728

## SETTLEMENT AGENT

Name Equity Title of Nevada  
 Address 2475 Village View Dr. Suite 250  
 Henderson NV 89074  
 NV License ID  
 Contact Tacl Granlund  
 Contact NV License ID  
 Email TeamTLT@equitynv.com  
 Phone (702) 432-1111

Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing)

# Closing Cost Details

| Loan Costs                                   |                                                                                                 | Seller-Paid |                |
|----------------------------------------------|-------------------------------------------------------------------------------------------------|-------------|----------------|
|                                              |                                                                                                 | At Closing  | Before Closing |
| <b>A. Origination Charges</b>                |                                                                                                 |             | \$0.00         |
| 01                                           | % of Loan Amount (Points)                                                                       |             |                |
| 02                                           |                                                                                                 |             |                |
| 03                                           |                                                                                                 |             |                |
| 04                                           |                                                                                                 |             |                |
| 05                                           |                                                                                                 |             |                |
| 06                                           |                                                                                                 |             |                |
| <b>B. Services Borrower Did Not Shop For</b> |                                                                                                 |             | \$0.00         |
| 07                                           |                                                                                                 |             |                |
| 08                                           |                                                                                                 |             |                |
| 09                                           |                                                                                                 |             |                |
| 10                                           |                                                                                                 |             |                |
| 11                                           |                                                                                                 |             |                |
| 12                                           |                                                                                                 |             |                |
| 13                                           |                                                                                                 |             |                |
| 14                                           |                                                                                                 |             |                |
| 15                                           |                                                                                                 |             |                |
| 16                                           |                                                                                                 |             |                |
| <b>C. Services Borrower Did Shop For</b>     |                                                                                                 |             | \$480.00       |
| 01                                           | Escrow Fee to Equity Title of Nevada                                                            | \$355.00    |                |
| 02                                           | Notary Signing Fee                                                                              | \$125.00    |                |
| 03                                           |                                                                                                 |             |                |
| 04                                           |                                                                                                 |             |                |
| 05                                           |                                                                                                 |             |                |
| 06                                           |                                                                                                 |             |                |
| 07                                           |                                                                                                 |             |                |
| 08                                           |                                                                                                 |             |                |
| 09                                           |                                                                                                 |             |                |
| 10                                           |                                                                                                 |             |                |
| <b>Other Costs</b>                           |                                                                                                 |             |                |
| <b>E. Taxes and Other Government Fees</b>    |                                                                                                 |             | \$1,071.00     |
| 01                                           | Recording Fees Deed: Mortgage                                                                   |             |                |
| 02                                           | County Transfer Tax to Equity Title of Nevada                                                   | \$1,071.00  |                |
| <b>F. Prepays</b>                            |                                                                                                 |             | \$0.00         |
| 01                                           | Homeowner's Insurance Premium (mo.)                                                             |             |                |
| 02                                           | Mortgage Insurance Premium (mo.)                                                                |             |                |
| 03                                           | Prepaid Interest ( per day from to )                                                            |             |                |
| 04                                           | Property Taxes (mo.)                                                                            |             |                |
| <b>G. Initial Escrow Payment at Closing</b>  |                                                                                                 |             | \$0.00         |
| 01                                           | Homeowner's Insurance per month for mo.                                                         |             |                |
| 02                                           | Mortgage Insurance per month for mo.                                                            |             |                |
| 03                                           | Property Taxes per month for mo.                                                                |             |                |
| 04                                           | Aggregate Adjustment                                                                            |             |                |
| 05                                           |                                                                                                 |             |                |
| 06                                           |                                                                                                 |             |                |
| 07                                           |                                                                                                 |             |                |
| 08                                           |                                                                                                 |             |                |
| <b>H. Other</b>                              |                                                                                                 |             | \$13,952.40    |
| 01                                           | HOA Dues to Silverado South Homeowners Association                                              | \$50.00     |                |
| 02                                           | Real Estate Commission to Real Estate By Design                                                 | \$6,300.00  |                |
| 03                                           | Real Estate Commission to Black & Cherry Real Estate                                            | \$6,300.00  |                |
| 04                                           | Reimburse Agent to Real Estate By Design                                                        | \$330.00    |                |
| 05                                           | Title - ALTA 2013 Homeowner's Policy or Title Insurance (Rev 12-2-13) to Equity Title of Nevada | \$737.40    |                |
| 06                                           | Transfer Fee to First Service Residential Realty                                                | \$225.00    |                |
| 07                                           |                                                                                                 |             |                |
| 08                                           |                                                                                                 |             |                |
| 09                                           |                                                                                                 |             |                |
| 10                                           |                                                                                                 |             |                |
| <b>J. TOTAL CLOSING COSTS</b>                |                                                                                                 |             | \$15,503.40    |

## Equity Title of Nevada

2475 Village View Dr., Suite 250 Henderson, NV 89074

Phone: (702) 432-1111

File No./Escrow No.: 17840030-084-TGR

Print Date &amp; Time: 2/8/2017 - 12:47:19PM

Officer/Escrow Officer: Tad Granlund

Settlement Location: 2475 Village View Dr., Suite 250, Henderson, NV 89074

Property Address: 1060 Dancing Vines Avenue, Las Vegas, NV 89183, 177-27-611-254

Seller: Rosemary K. Christian-Keach, Raymond T. Christian, Jr. and Susan G. Christian-Payne, Trustees of the Christian

Lender: American Financial Network

Settlement Date: 2/10/2017

Disbursement Date:

| Description                                                                             | Debit    | Credit     |
|-----------------------------------------------------------------------------------------|----------|------------|
| <b>Financial</b>                                                                        |          |            |
| Sale Price of Property                                                                  |          | 210,000.00 |
| <b>Prorations/Adjustments</b>                                                           |          |            |
| County Taxes 02/10/17 to 07/01/17                                                       |          | 382.08     |
| Assessments 02/10/17 to 03/01/17                                                        |          | 15.62      |
| Sewer 02/10/17 to 07/06/17                                                              |          | 90.04      |
| Trash 02/10/17 to 04/01/17                                                              |          | 23.85      |
| Title Insurance Premium Adjustment                                                      | 303.60   |            |
| <b>Other Loan Charges</b>                                                               |          |            |
| Notary Signing Fee                                                                      | 125.00   |            |
| <b>Title Charges &amp; Escrow/Settlement Charges</b>                                    |          |            |
| ALTA 2013 Homeowner's Policy or Title Insurance (Rev 12-2-13) to Equity Title of Nevada | 737.40   |            |
| Escrow Fee to Equity Title of Nevada                                                    | 355.00   |            |
| <b>Commission</b>                                                                       |          |            |
| Real Estate Commission to Real Estate By Design                                         | 6,300.00 |            |
| Real Estate Commission to Black & Cherry Real Estate                                    | 6,300.00 |            |
| <b>Government Recording and Transfer Charges</b>                                        |          |            |

| Description                                        | Qty | Debit      | Credit     |
|----------------------------------------------------|-----|------------|------------|
| County Transfer Tax to Equity Title of Nevada      |     | 1,071.00   |            |
| Miscellaneous                                      |     |            |            |
| HOA Dues to Silverado South Homeowners Association |     | 60.00      |            |
| Reimburse Agent to Real Estate By Design           |     | 330.00     |            |
| Transfer Fee to First Service Residential Realty   |     | 225.00     |            |
| Subtotals                                          |     | 15,807.00  | 210,511.59 |
| Proceeds Due Seller                                |     | 184,704.59 |            |
| Totals                                             |     | 210,511.59 | 210,511.59 |

#### Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Equity Title of Nevada to cause the funds to be disbursed in accordance with this statement.

The Christian Family Trust, dated October 11, 2018

Rosemary K. Christian-Keach, Trustee

The Christian Family Trust, dated October 11, 2018

Raymond T. Christian, Jr., Trustee

The Christian Family Trust, dated October 11, 2018

Susan G. Christian-Payne, Trustee

Taci Grantlund

## CARY COLT PAYNE, CHTD.

10/5/2017 3:53 PM

Register: CLIENT TRUST ACCOUNT:Christian Family Trust

From 06/01/2016 through 10/05/2017

Sorted by: Date, Type, Number/Ref

| <u>Date</u> | <u>Number</u> | <u>Payee</u>            | <u>Account</u>      | <u>Memo</u> | <u>Payment</u> | <u>C</u> | <u>Deposit</u> | <u>Balance</u> |
|-------------|---------------|-------------------------|---------------------|-------------|----------------|----------|----------------|----------------|
| 06/30/2017  | 185830        | Christian Family Trust  | CLIENT TRUST ACC... | Deposit     |                |          | 106,719.79     | 106,719.79     |
| 06/30/2017  | 185831        | Christian Family Trust  | CLIENT TRUST ACC... | Deposit     |                |          | 54,206.61      | 160,926.40     |
| 06/30/2017  | 9569903...    | Susan G. Christian-P... | CLIENT TRUST ACC... | Deposit     |                |          | 267,902.53     | 428,828.93     |

**CONSOLIDATED BALANCE SUMMARY****ASSETS**

|                               | ACCOUNT         | BEGINNING BALANCE<br>THIS PERIOD | ENDING BALANCE<br>THIS PERIOD |
|-------------------------------|-----------------|----------------------------------|-------------------------------|
| Checking & Savings            |                 |                                  |                               |
| Chase Private Client Checking | 000000446556040 | \$4,670.33                       | \$4,357.84                    |
| Chase Private Client Savings  | 000003008644816 | 5,763.25                         | 6,513.45                      |
| Total                         |                 | \$10,433.58                      | \$10,871.29                   |

**TOTAL ASSETS**

\$10,433.58      \$10,871.29

All Summary Balances shown are as of September 29, 2017 unless otherwise stated. For details of your retirement accounts, credit accounts or securities accounts, you will receive separate statements. Balance summary information for annuities is provided by the issuing insurance companies and believed to be reliable without guarantee of its completeness or accuracy.

**CHASE PRIVATE CLIENT CHECKING**

Account Number: 000000446556040

CHRISTIAN FAMILY TRUST

SUSAN G CHRISTIAN-PAYNE TRUSTEE

OR RAYMOND TYRONE CHRISTIAN TRUSTEE

**CHECKING SUMMARY**

|                                            | AMOUNT     |
|--------------------------------------------|------------|
| Beginning Balance                          | \$4,670.33 |
| Deposits and Additions                     | 0.03       |
| Electronic Withdrawals                     | -312.52    |
| Ending Balance                             | \$4,357.84 |
| Annual Percentage Yield Earned This Period | 0.01%      |
| Interest Paid This Period                  | \$0.03     |
| Interest Paid Year-to-Date                 | \$0.37     |

**TRANSACTION DETAIL**

| DATE  | DESCRIPTION                                        | AMOUNT  | BALANCE    |
|-------|----------------------------------------------------|---------|------------|
|       | Beginning Balance                                  |         | \$4,670.33 |
| 09/06 | Wt Home Mtg Auto Pay 0022758965 Web ID: W952318940 | -312.52 | 4,357.81   |
| 09/29 | Interest Payment                                   | 0.03    | 4,357.84   |
|       | Ending Balance                                     |         | \$4,357.84 |



**CARY COLT PAYNE, CHTD.**

Attorney at Law

700 S. Eighth Street • Las Vegas, Nevada 89101  
(702) 383-9010 • Fax (702) 383-9049

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**EXHIBIT "C"**

**AMENDED FIRST ACCOUNT AND REPORT**  
**IN THE MATTER OF THE CHRISTIAN FAMILY TRUST,**  
**CASE NO. P-17-092512-T**  
**October 16, 2016 – February 28, 2018**

**INVENTORY** as filed on 10/25/17 **\$796,748.22\***

**ADDITIONS:**

|                                       |                    |
|---------------------------------------|--------------------|
| Income received (Schedule A)          | \$12,187.86        |
| Gain from sale of assets (Schedule B) | \$ -0-             |
| Refunds (Schedule C)                  | \$ 3,167.59        |
| Other Additions (Schedule D)          | \$ -0-             |
| <b>TOTAL ADDITIONS</b>                | <b>\$15,355.45</b> |

**TOTAL CHARGEABLE ASSETS** **\$812,103.67**

**DEDUCTIONS:**

|                                    |                      |
|------------------------------------|----------------------|
| Expenses paid (Schedule E)         | \$36,084.52          |
| Losses from sale of assets (Sch F) | \$ -0-               |
| Other Deductions (Schedule G)      | \$ -0-               |
| <b>TOTAL DEDUCTIONS</b>            | <b>(\$36,084.52)</b> |

**TOTAL ASSETS ON HAND** as of February 28, 2018 **\$808,499.15**

**RECAP OF ACCOUNTING** as of February 28, 2018

|                                                       |                         |
|-------------------------------------------------------|-------------------------|
| Cash in Banks (Schedule H)                            | \$454,451.22            |
| Notes Receivable (Schedule I)                         | \$ -0-                  |
| Shares of Stock (Schedule J)                          | \$ -0-                  |
| Real Property (Schedule K)                            | \$354,047.93**          |
| <br>Vehicles (Schedule L)                             | <br>\$ -0-              |
| Other Assets (Schedule M)                             | \$ -0-                  |
| <br><b>RECAP TOTAL ASSETS</b> as of February 28, 2018 | <br><b>\$808,499.15</b> |

\* This Amended Accounting does not include Voya account (Wells Fargo-\$143,056.28) which has not been marshaled. It is an asset of Raymond Christian, Sr., beneficiary unknown, and may not be an ultimate asset of the trust.

\*\* This value is an estimate subject to change/fluctuation in market, etc.

**SCHEDULE "A" -- RECEIPTS OF INCOME DURING ACCOUNTING PERIOD**

| <b>FROM:</b>        | <b>AMOUNT</b>    |                    |
|---------------------|------------------|--------------------|
| Yermo Property Rent | \$ 12,045.96     |                    |
| Deposits            | \$ -0-           |                    |
| Interest            | <u>\$ 142.86</u> |                    |
| <b>TOTAL:</b>       |                  | <b>\$15,355.45</b> |

**SCHEDULE "B" -- GAINS OF SALES -- NONE****SCHEDULE "C"-- REFUNDS**

| <b>FROM:</b>                        | <b>AMOUNT</b>   |                   |
|-------------------------------------|-----------------|-------------------|
| Bluff Point Escrow Rebate           | \$ 3,127.80     |                   |
| Yermo Rental Property Escrow Rebate | \$ 9.73         |                   |
| Credit Card Rebates                 | <u>\$ 30.06</u> |                   |
| <b>TOTAL:</b>                       |                 | <b>\$3,167.59</b> |

**SCHEDULE "D"-- OTHER ADDITIONS --- NONE****SCHEDULE "E" -- EXPENSES PAID**

| <b>ITEM</b>                | <b>AMOUNT</b>      |                    |
|----------------------------|--------------------|--------------------|
| Yermo Mortgage             | \$ 5,022.56        |                    |
| Bluff Point Expenses       | \$11,839.00        |                    |
| Medical Expenses           | \$ 5,048.36        |                    |
| Trust Expenses             | \$ 8,369.22        |                    |
| Yermo Expenses             | \$ 780.50          |                    |
| Credit Card Expenses       | \$ 2,208.92        |                    |
| Dancing Vines Expenses     | \$ 704.04          |                    |
| Groceries/Medical Supplies | <u>\$ 2,111.92</u> |                    |
| <b>TOTAL:</b>              |                    | <b>\$36,084.92</b> |

**SCHEDULE "F" -- LOSSES FROM SALE OF ASSETS --- None****SCHEDULE "G" -- OTHER DEDUCTIONS --- None****SCHEDULE "H" -- CASH IN BANKS**

| <b>ITEM</b>            | <b>AMOUNT</b>       |                     |
|------------------------|---------------------|---------------------|
| Wells Fargo - checking | \$ 4,639.90         |                     |
| Wells Fargo - savings  | \$ 3,192.57         |                     |
| Chase - checking       | \$ 10,749.36        |                     |
| Chase - savings***     | <u>\$435,869.54</u> |                     |
| <b>TOTAL:</b>          |                     | <b>\$454,451.22</b> |

\*\*\* Includes funds accidentally deposited by Raymond Christian, Jr. of his personal funds (\$12,000) into wrong account, to be returned to him.

SCHEDULE "I" -- NOTES RECEIVABLE --- None

SCHEDULE "J" -- SHARES OF STOCK --- None

**SCHEDULE "K" -- REAL PROPERTY**

| <b>ITEM</b>                             | <b>AMOUNT</b>       |
|-----------------------------------------|---------------------|
| 2848 Bluff Point Drive, Las Vegas, NV   | \$289,959.93 (est)  |
| 37920 Grandview Ave, Yermo, CA (rental) | <u>\$ 64,088.00</u> |
| TOTAL:                                  | <u>\$354,047.93</u> |

SCHEDULE "L" -- VEHICLES --- None

SCHEDULE "M" -- OTHER ASSETS ---None