* In 1986, at age 13, I moved in with my grandmother because the living environment with my mother was plagued with abuse, drugs, alcohol, and men. I lived with my grandparents until 1993.
* A revocable trust was established by my grandparents on 4/23/1991.
* On the same day (4/23/1991), a first amendment was made to acknowledge my grandmother’s two daughters (see first amendment document)
* My grandfather passed away on May 30, 1998. Shortly after, I moved back home to be with my grandmother and stayed with her for a year.
* On September 2, 1998, my grandmother issued an amendment to the trust allowing me to live rent free for as long as I wish in her house located at 3621 Pitcairn Way upon her death.
* I got married with my husband, Julien Lecomte, on 9/4/2005.
* Shortly after we got married, my grandmother became ill. Although she was treated successfully by putting her on oxygen, she needed long term care. Because my mother (my grandmother’s daughter) was living so far away (Reno, NV), my grandmother decided to give me power of attorney (see power of attorney document dated 6/6/2006) so that I could make medical decisions on her behalf as well as handle her financial obligations in the event she was not able to.
* A third and final amendment to the trust was issued on 6/6/2006 (see third and final amendment document) This amendment reiterated the fact that I could live in the house at 3621 Pitcairn Way for as long as I wish, and changed the way the proceeds of the sale of the house would be divided once I no longer wished to live there (50% for my mother, 48% to me, and 2% for my sister)
* I took care of my grandmother for the next 1.5 years, going there every evening and weekends with my husband to cook, entertain, and check on her. We also hired a home care assistant to help my grandmother with bathing, cleaning, etc during the day.
* My grandmother passed away on 1/14/2008.
* Shortly after her death, my husband and I decided to move in to her house at 3621 Pitcairn Way to care for her dog and because of the fact that I grew up in this house and have an emotional connection to it.
* Shortly after, I tried to get insurance on the house. Unfortunately, because the house was not in my name, I could not get the house insured or obtain permits for work that needed to be done on the house.
* In August of 2008, when we realized that we would have to invest large amounts of money on maintenance if we were to live in this house for years to come, I decided to talk to an attorney to find out what we had to do to protect our investment. He had me get the house appraised (see trust appraisal document) He wanted a large percentage of the estate, in addition to attorney’s fees, to sue my mother to have her removed as executor of the estate. I had no intention to sell or refinance the house, nor did I want to sue my mother. I decided not to litigate and discussed with my mother potential alternatives.
* Upon discussing with my mother the costs of retaining an attorney, and because of my sister’s criminal record and the money she owes to the state for child support, we decided to transfer the house to me. My mother executed a grant deed, which was recorded on 4/15/2010. My mother had no interest in the house and knew she was not going to get any money from it for as long as I wished to live there, so she was fine with that arrangement.
* Since then, I have been able to obtain insurance, pay property taxes, and pay for extensive maintenance on the house since it was in very bad shape by the time my grandmother passed away. Indeed, I had contractors come in to fix dry rot, a gas leak, electrical hazards, the roof had to be replaced, the furnace had to be replaced, the fence had to be replaced, the house had to be treated for termites, we had asbestos in the ceiling, etc.!
* In July 2010, I lost my job and my husband and I were living on a single income.
* In October 2011, my mother’s husband was fired from his job as a truck driver. He had to take a lower paying job and my mother was forced to go back to work. At that time, she called us and asked for money. We offered to help, but she refused and wanted half the value of the house (i.e. $200K) We did not have that kind of money, and did not have any intention of refinancing, or selling it. She got mad that I would not give her half of the value of the house so she hung up on me and I have not heard from her for several months.
* In September 2012, she contacted us again and demanded we give her half the value of the house or she would force me to sell it, in spite of what the Will/Trust stipulates!
* On July 29, 2013, a county process server contacted me to let me know that he had important legal documents. I was not available to accept the documents at the time. He said he would come back that evening. I waited 3-days to no avail. I then called on Aug 1, 2013, and he said that he had returned the documents back to the attorney and that the case was on hold. This is when I discovered that a petition was filed with the Reno, NV court to have the trust transferred to Reno, NV.