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Case No. P-27560 NO. \_\_\_\_\_

JUN 04 REC'D

Dept. No. I '92 JUN -9 1992

DOUGLAS COUNTY DISTRICT COURT CLERK

BARBARA J. HEDD

KEY **D. DALEY**

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
IN AND FOR THE COUNTY OF DOUGLAS

IN THE MATTER OF THE ESTATE OF  
**SARAH KATE HUTCHINGS,**  
Deceased.

ORDER TO SET ASIDE  
WITHOUT ADMINISTRATION  
AN ESTATE LESS THAN  
\$25,000.00 IN VALUE

THE HEARING on the verified Petition for an order to set aside without administration an estate less than \$25,000.00 in value for the above-entitled matter came on before the court on June 5, 1992, no person appeared to object to or contest the Petition and, upon proof duly made and offered, the Court finds:

1. All notices required by law have been given.
2. **SARAH KATE HUTCHINGS** (the "decedent") died on August 16, 1991 in Sonoma County, California, and was at the time of her death a resident of Sonoma County, California.
3. The only property known to belong to decedent in Douglas County, Nevada, and subject to the jurisdiction of this Court is the real property more particularly described in the order of distribution following these findings.
4. The decedent died intestate, leaving no Will or testamentary instrument to direct the disposition of her estate.

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✓  
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Tanna Reno, CA 95407

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1 5. Decedent died leaving no surviving spouse, issue, siblings,  
2 or heirs at law other than her parents, E. JOYCE WHALEN and CARL  
3 EDWARD HUTCHINGS. CARL EDWARD HUTCHINGS has disclaimed any and all  
4 interest he may have in the estate of decedent.

5 6. There are no liens or encumbrances of record on decedent's  
6 property described above, save and except for a certain mortgage  
7 obligation related thereto to Harlesk Management, Inc. with a  
8 principal balance of approximately \$3,779.40 as of December 31, 1991;  
9 the funeral expenses, expenses of last illness and all debts and  
10 creditors of decedent have all been paid, save and except for that  
11 certain mortgage described herein; the net value of the whole Estate  
12 of decedent in the State of Nevada does not exceed the sum of  
13 \$25,000.00; and the costs, expenses and fees of settling and  
14 distributing the Estate will be paid for from other than Estate  
15 assets situated in this jurisdiction.

16 7. The matters set forth in the verified Petition are true and  
17 correct; the provisions of Section 146.070 of Nevada Revised Statutes  
18 apply; E. JOYCE WHALEN is entitled to all of decedent's interest in  
19 and to the property described herein; and the Court considers it just  
20 and proper that the property of SARAH KATE HUTCHINGS be set aside  
21 without administration as hereinafter ordered, adjudged and decreed.

22 **NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:**

23 **FIRST:** Notice of the Petition for Order to Set Aside Without  
24 Administration an Estate less than \$25,000.00 in Value and the  
25 hearing thereon has been given to the heirs, devisees, legatees,  
26 creditors and claimants of the deceased, SARAH KATE HUTCHINGS, in the  
27

1 time and manner required by law.

2 **SECOND:** The Douglas County, Nevada Estate of **SARAH KATE**  
3 **HUTCHINGS**, deceased, be not administered upon.

4 **THIRD:** The whole of the Douglas County, Nevada Estate of **SARAH**  
5 **KATE HUTCHINGS**, deceased, to wit: all of her interest in and to that  
6 certain real property situated, lying and being in the County of  
7 Douglas, State of Nevada, and more particularly described as follows:

8 All that certain lot, piece or parcel of land situated in the  
9 County of Douglas, State of Nevada, described as follows:

10 A timeshare estate comprised of :

11 **PARCEL 1:**

12 An undivided 1/102nd interest in and to that certain condominium  
13 estate described as follows:

14 (a) An undivided 1/8th interest as tenants in common, in and to  
15 the Common Area of Lot 4 of Tahoe Village Unit No. 3, as shown  
16 on map recorded December 27, 1983, as Document No. 93408,  
17 Official Records of Douglas County, State of Nevada, and as said  
18 Common Area is shown on the record of Survey of boundary line  
19 adjustment map recorded April 21, 1986, as Document No. 133713,  
20 Official Records of Douglas County, State of Nevada.

21 (b) Unit No. 001 A1 as shown and defined on said condominium map  
22 recorded as Document No. 93408, Official Records of Douglas  
23 County, State of Nevada.

24 **PARCEL 2:**

25 A non-exclusive easement for ingress and egress for use and  
26 enjoyment and incidental purposes over, on and through the  
27 Common Areas as set forth in said condominium map recorded as  
28 Document No. 93408, Official Records of Douglas County, State  
of Nevada, and as said Common Area is shown on the Record of  
Survey of boundary line adjustment map recorded as Document No.  
133713, Official Records of Douglas County, State of Nevada.

**PARCEL 3:**

An exclusive right to the use of a condominium unit and the non-  
exclusive right to use the real property referred to in  
subparagraph (a) of Parcel 1 and Parcel 2 above, during ONE  
ALTERNATE use week EVEN numbered years within the SWING use

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1 season, as said terms are defined in the First Amended and  
2 Restated Declaration of Timeshare Covenants, Conditions and  
3 Restrictions for the Ridge Sierra, recorded as Document No.  
4 134786, Official Records, Douglas County, State of Nevada (the  
5 "CC&R's"). The above-described exclusive and non-exclusive  
rights may be applied to any available unit the Ridge sierra  
project during said "USE WEEK" in the above-referenced "use  
season" as more fully set forth in the CC&R's.

6 together with any and all other property and assets not now known and  
7 subsequently discovered that may belong to the Estate or in which the  
8 decedent or the Estate may have any interest, shall be and the same  
9 hereby are assigned, set over and title thereof vested absolutely in  
10 petitioner, E. JOYCE WHALEN, subject to any and all encumbrances  
11 thereon.

12 DONE IN OPEN COURT this 9 day of June, 1992.

13  
14 James R. Erwin  
15 DISTRICT COURT JUDGE

16 Submitted by:

17 James A. Hales  
18 JAMES A. HALES  
19 Post Office Box 5787  
20 Lake Tahoe, Nevada 89449  
21 (702) 588-7540  
22 Nevada Bar No. 4282  
23 Attorney for Petitioner  
24

25 CERTIFIED COPY

26 The document to which this certificate is attached is a  
27 full, true and correct copy of the original on file and of  
28 record in my office.

29 DATE: 6/9/92 SEAL  
30 Bleed Clerk of the 9th Judicial District Court  
of the State of Nevada, in and for the County of Douglas.

31 By J. Hales Deputy

32 REQUESTED BY

Michael Hambach  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

33 '92 JUN 22 10:52

34 SUZANNE BEAUDREAU,  
RECORDER 281464  
35 PAID 12 DEPUTY  
BOOK 692 PAGE 3666

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