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DOUGLAS COUNTY DISTRICT COURT

NO _____ '99 JUN 21 P1:41

BARBARA REED
CLERK

BY H. CHAPPELL DEPUTY

1 Case No. 99-PB-0066
2 Dept. No. II

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5
6 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF DOUGLAS
8

9 In the Matter of the Estate
10 of
11 ELLEN ANN ZACHAU,
12 Deceased.

ORDER SETTING ASIDE ESTATE
WITHOUT ADMINISTRATION

13
14 It appearing to the satisfaction of the court that a
15 verified petition to set aside the Nevada estate of the above-named
16 decedent without administration has been filed, and that notice of the
17 time and place of the hearing thereon has been duly given in this
18 matter in the manner and for the period required by law, and that no
19 one has objected or presented any reason why the petition should not
20 be granted;

21 The Court finds that the gross value of the Nevada estate
22 of the decedent does not exceed the sum of \$50,000; that the decedent
23 left no debts in the State of Nevada nor debts anywhere that need be
24 satisfied out of the property of the decedent situate in the State of
25 Nevada; that the expenses of last illness and burial charges have been
26 paid; that the decedent left a surviving spouse; and that the person
27 named below is entitled to the whole of the estate pursuant NRS
28 146.070 as surviving spouse of the decedent.

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1 IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the court
2 as follows:

3 1. That the gross value of the Nevada estate of the
4 decedent does not exceed the sum of \$50,000;

5 2. That the whole of the estate of ELLEN ANN ZACHAU,
6 deceased, be, and the same is hereby assigned and set aside to, and
7 that title thereof shall vest absolutely in, JOHN M. ZACHAU, surviving
8 spouse of the decedent.

9 3. That the estate is described as a one-half interest in
10 community property including one (1) timeshare unit in the County of
11 Douglas and two (2) timeshare units in the County of Washoe in the
12 State of Nevada. A specific description of the Nevada subject
13 properties are:

14 A. Tahoe Village Condominium located in Douglas County at
15 348 Quaking Aspen Drive, Stateline, Nevada 89449:

REGULAR USE PERIOD

16 PARCEL A: An undivided 1/50th interest as a tenant in common in and to the condominium hereafter
17 described in two parcels:

18 Parcel 1 Unit C of Lot 64 as shown on the Map entitled "Tahoe Village Condominium 64". being all of
19 Lot 64, located in "Tahoe Village Subdivision, Unit No. 1" filed for record in the office of the
20 County Recorder of Douglas County, Nevada on November 12, 1974 in Book 1174 of Maps, at
21 Page 260, as File No. 76343.

22 Parcel 2 TOGETHER WITH an undivided 1/4th interest in and to the common area of Lot 64 as shown
23 on the Map entitled "Tahoe Village Condominium 64", being all of Lot 64, located in "Tahoe
24 Village Subdivision Unit No. 1" filed for record in the office of the County Recorder of Douglas
25 County, Nevada, on November 12, 1974 in Book 1174 of Maps, at Page 260, as File No. 76343.

26 EXCEPTING FROM PARCEL A and RESERVING UNTO GRANTOR, its successors and assigns [including all
27 other "Owners" as defined in that certain Declaration of Covenants, Conditions and Restrictions for Time Sharing
28 Ownership Within Tahoe Village Condominiums, a Condominium Project (the "Time Sharing Declaration"),
recorded September 27, 1979, as Instrument No. 37103 in Book 970, Pages 2040 to 2073 of Official Records in
the Office of the County Recorder of Douglas County, State of Nevada], an exclusive right to use and occupy said
Parcel A during all "Use Periods", including all "Holiday Week Use Periods", "Service Periods" and "Bonus Time"
(as these terms are defined in the Time Sharing Declaration) other than the Use Period hereby conveyed to
Grantee(s) herein pursuant to the provisions of Parcels B and C hereinafter described, and any Bonus Time used
by Grantee(s).

PARCEL B: An exclusive right and easement ("Use Right Easement") to use and occupy a "Unit" within the
"Project" and any "Condominiums(s)" (as these terms are defined in the Time Sharing Declaration) that may be
annexed into the Project pursuant to Article VIII of the Time Sharing Declaration containing

1 (i) Two Bedrooms ()

2 (i) Two Bedrooms with a Loft (***)

3 during the Use Period of seven (7) days and seven (7) nights (as defined in the Time Sharing Declaration) within
4 USE GROUP I hereby conveyed to Grantee(s), and during any Bonus Time used by Grantee(s). Grantee(s) use
5 of the Use Period is subject to the limitations and conditions set out in the Time Sharing Declaration.

6 Pursuant to the provisions of paragraph 2.2 of Article II of the Time Sharing Declaration, this Time Sharing Interest
7 is conveyed subject to a reservation of an exclusive Use Right Easement for the benefit of all other Time Sharing
8 Interests during all Use Periods and Service Periods and Bonus Time as may be used other than the Use Period
9 conveyed to Grantee(s) and any Bonus Time used by Grantee(s).

10 PARCEL C: A non-exclusive right to use and occupy the common area of Parcel A during the Use Period
11 conveyed to Grantee(s) and during any Bonus Time used by Grantee(s).

12 RESERVING UNTO GRANTOR, its successors and assigns, an exclusive right to use and occupy Units and the
13 common areas in the Project for sales, administration purposes and development and improvement purposes
14 pursuant to the provisions of paragraph 3.6 of Article III of the Time Sharing Declaration.

15 GRANTOR hereby intends to convey to Grantee(s) a Time Sharing Interest. Grantor shall have the right to convey
16 the remaining undivided interests and reserved use and occupancy rights as Time Sharing Interests.

17 The Time sharing Interest herein is conveyed subject to that certain Declaration of Covenants, Conditions and
18 Restrictions for Tahoe Village Unit No. 1 recorded August 31, 1971, as Instrument No. 54193 in Book 90, Pages
19 473 to 484; modified by Instrument No. 54194, recorded August 31, 1971, in Book 90, Pages 485 and 486.
20 Instrument No. 63681, recorded January 11, 1973, in Book 173, pages 229 to 239; Instrument No. 69063 recorded
21 September 28, 1973, in Book 973, Page 812; and Instrument No. 01472 recorded July 2, 1976, in Book 776, Pages
22 087 and 088, of Official Records in the Office of the County Recorder of Douglas County, State of Nevada, as the
23 same are or hereafter may be amended (the "Master Declaration").

24 All of the easements, terms, limitations, covenants, conditions, reservations and restrictions contained in the Time
25 Sharing Declaration and the Master Declaration are incorporated herein by reference with the same effect as if fully
26 set forth herein. All of the easements, terms, limitations, covenants, conditions, reservations and restrictions of the
27 Time Sharing Declaration shall bind the Time sharing Interest granted hereunder and inure to the benefit of the
28 remaining Time Share Interests and the Owners thereof; and all such easements, terms, limitations, covenants,
conditions, reservations and restrictions of the Time Sharing Declaration shall bind the remaining Time Sharing
Interests and the Owners thereof and inure to the benefit of the Time Sharing Interest granted hereunto and the
successive Owners thereof.

SUBJECT to real property taxes and assessments of the current fiscal year and all later years, covenants, user
easements, rights, rights of way and other matters of record on the date hereof.

A Portion of APN 40-120-04

B. Club Tahoe Condominiums located in Washoe County at 914
Northwood Blvd., Incline Village, Nevada 89452

a) Condominium Unit No. 42

ALL OF THAT PARCEL OF LAND SITUATE IN THE COUNTY OF WASHOE, STATE OF
NEVADA DESCRIBED AS FOLLOWS:

1 CONDOMINIUM UNIT NO. 42, FOR INTERVAL NO. 41, SATURDAY TO SATURDAY AS
2 SHOWN ON THE MAP OF CLUB TAHOE, FILED IN THE OFFICE OF THE RECORDER
3 OF WASHOE COUNTY, NEVADA, ON JUNE 7, 1978, UNDER FILE NO. 536625.
4 TOGETHER WITH THE APPURTENANCES THEREUNTO BELONGING, INCLUDING AN
5 UNDIVIDED INTEREST IN THE COMMON AREA OF CLUB TAHOE AS THE SAME IS
6 DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION
7 FOR CLUB TAHOE, RECORDED IN THE OFFICE OF THE RECORDER OF WASHOE
8 COUNTY NEVADA, ON AUGUST 15, 1978, AS DOCUMENT NO. 551501, OFFICIAL
9 RECORDS, AND ALL AMENDMENTS THERETO, ALL OF WHICH ARE, BY THIS
10 REFERENCE, INCORPORATED INTO AND MADE A PART HEREOF.

11 SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

12 ASSESSOR'S PARCEL NUMBER 13120142

13 b) Condominium Unit No. 49

14 ALL OF THAT PARCEL OF LAND SITUATE IN THE COUNTY OF WASHOE, STATE OF
15 NEVADA, DESCRIBED AS FOLLOWS:

16 CONDOMINIUM UNIT NO. 49, FOR INTERVAL NO. 21, AS SHOWN ON THE MAP OF
17 CLUB TAHOE, FILED IN THE OFFICE OF THE RECORDER OF WASHOE COUNTY,
18 NEVADA, ON JUNE 7, 1978, UNDER FILE NO. 536625.
19 TOGETHER WITH THE APPURTENANCES THEREUNTO BELONGING, INCLUDING AN
20 UNDIVIDED INTEREST IN THE COMMON AREA OF CLUB TAHOE AS THE SAME IS
21 DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTION
22 FOR CLUB TAHOE, RECORDED IN THE OFFICE OF THE RECORDER OF WASHOE
23 COUNTY NEVADA, ON AUGUST 15, 1978, AS DOCUMENT NO. 551501, OFFICIAL
24 RECORDS, AND ALL AMENDMENTS THERETO, ALL OF WHICH ARE, BY THIS
25 REFERENCE, INCORPORATED INTO AND MADE A PART HEREOF.

26 SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

27 ASSESSOR'S PARCEL NUMBER 13120149

28 Together with any and all other assets of the estate that
may hereafter be discovered within the State of Nevada.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the estate
be not further administered upon.

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1 DONE IN OPEN COURT this 21 day of June, 1999.

2
3 *N. H. G.*
4 DISTRICT JUDGE

5 Submitted by:
6 EVAN BEAVERS & ASSOCIATES

7 By: *E. Beavers*
8 EVAN BEAVERS, ESQ.
9 Nevada State Bar No. 003399
10 1650 Highway 395, Ste. 101
11 Minden, Nevada 89423
12 Telephone No. (702) 782-5110
13 Attorney for Petitioner

14 **CERTIFIED COPY**

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

18 DATE: June 21, 1999 **SEAL!**
19 *B. Beck* Clerk of the 9th Judicial District Court
20 of the State of Nevada, In and for the County of Douglas,

21 By *M. Schappell* Deputy

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26 REQUESTED BY
27 STEWART TITLE of DOUGLAS COUNTY
28 IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

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LINDA SLATER
RECORDER
PAID *11* DEPUTY