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DOUGLAS COUNTY DISTRICT COURT CLERK

SARAH E. REED

~~BRUCE D. ...~~

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

9 IN THE MATTER OF THE ESTATE

ORDER GRANTING  
PETITION TO SET ASIDE  
ESTATE WITHOUT  
ADMINISTRATION

10 OF

11 MARIE V. COLEMAN,  
Deceased.

13 PAUL M. COLEMAN, JR., by and through his attorneys, ALLISON, MacKENZIE,  
14 HARTMAN, SOUMBENIOTIS & RUSSELL, LTD., nominated in the Last Will and Testament of  
15 MARIE V. COLEMAN, deceased, as Executor of the Estate, and pursuant to NRS 146.070, a  
16 hearing thereon having been had in open Court, due notice of which was proved; and no person  
17 objecting; and the Court having reviewed the evidence, read the papers, and considered the matter;  
18 and it appearing:

19 I.

20 DECEDENT

21 That MARIE V. COLEMAN, hereinafter called decedent, died on or about December  
22 13, 1998, in San Bernardino County, state of California, being at the time of her death a resident of  
23 Corona, county of Riverside, state of California, leaving certain real property situated or located in  
24 Nevada. A certified copy of the Certificate of Death of decedent is attached to the Petition to Set  
25 Aside Estate Without Administration as Exhibit "A" and made a part thereof by reference.

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ALLISON, MacKENZIE, HARTMAN, SOUMBENIOTIS & RUSSELL, LTD.  
402 North Division Street, P. O. Box 646, Carson City, NV 89702  
Telephone: (775) 687-0202 Fax: (775) 882-7918

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ALLISON, MacKENZIE, HARTMAN, SOUMBENIOTIS & RUSSELL, LTD.  
402 North Division Street, P. O. Box 646, Carson City, NV 89702  
Telephone: (775) 687-0202 Fax: (775) 882-7918

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II.

LAST WILL AND TESTAMENT

That the decedent left an instrument dated and duly executed on February 27, 1989, and duly witnessed by ALICE SZABO and PAT SPARKMAN, both of Corona, state of California, which petitioner alleges to be the Last Will and Testament of decedent. The original of said Will is in the possession of the petitioner who may need it in the future in the county of Riverside, state of California, and he hereby presents his Certification, together with a true and correct copy of said Will which is attached to the Petition to Set Aside Estate Without Administration as Exhibit "B" and incorporated therein by reference.

III

HEIRS AND NEXT OF KIN

That the names, relationships, ages, and residences of the heirs and next of kin of decedent are as follows:

<u>NAME</u>	<u>RELATIONSHIP</u>	<u>AGE</u>	<u>ADDRESS</u>
PAUL M. COLEMAN, JR.	Son	Over 21	1154 Channel Drive Santa Barbara, CA 93108
BONNIE J. FRY	Daughter	Over 21	3680 Sunview Terrace Concord, CA 94520

IV.

LEGATEE AND DEVISEE

That the name, relationship, age, and residence of the sole legatee and devisee of decedent is as follows:

<u>NAME</u>	<u>RELATIONSHIP</u>	<u>AGE</u>	<u>ADDRESS</u>
PAUL M. COLEMAN, JR. Successor Trustee of the MARIE V. COLEMAN TRUST OF 1998	Son	Over 21	1154 Channel Drive Santa Barbara, CA 93108

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402 North Division Street, P. O. Box 646, Carson City, NV 89702  
Telephone: (775) 687-0202 Fax: (775) 882-7918

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V.

INVENTORY AND VALUE

That a specific description of decedent's real property is more specifically set forth in Exhibit "C" attached to the Petition to Set Aside Estate Without Administration and incorporated therein by reference. That said property is a time share interest in The Ridge Tahoe, as more specifically described in Exhibit "C" attached to the Petition to Set Aside Estate Without Administration.

The current value of the time share interest is approximately Twenty Thousand Nine Hundred Ninety and No/100 Dollars (\$20,990.00) as listed by the Resort Timeshare Resales. See the listing information attached to the Petition to Set Aside Estate Without Administration as Exhibit "D" and incorporated therein by reference. In addition, the decedent purchased the time share interest for Nineteen Thousand Nine Hundred Fifty and No/100 Dollars (\$19,950.00) in July, 1997. A copy of correspondence from Stewart Title and the initial promissory note are attached to the Petition to Set Aside Estate Without Administration as Exhibit "E" and incorporated therein by reference. In any event, the decedent's estate value was less than Fifty Thousand and No/100 Dollars (\$50,000.00) at the time of her death.

VI.

LIENS AND ENCUMBRANCES

That there were no liens nor encumbrances of record against said property at the date of the decedent's death.

VII.

DEBTS OF DECEDENT

That all the debts of decedent have either been paid in full, or arrangements made for their payment.

NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED

as follows:

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ALLISON, MacKENZIE, HARTMAN, SOUMBENIOTIS & RUSSELL, LTD.  
402 North Division Street, P. O. Box 646, Carson City, NV 89702  
Telephone: (775) 687-0202 Fax: (775) 882-7918

1                   1.       That the instrument dated February 27, 1989 is hereby proved and admitted  
2 as the Last Will and Testament of MARIE V. COLEMAN, deceased, for the purpose of considering  
3 this Petition to Set Aside Estate Without Administration.

4                   2.       That the estate does not exceed Fifty thousand and No/100 Dollars  
5 (\$50,000.00).

6                   3.       That in accordance with NRS 146.070, the real property more particularly  
7 described in Exhibit "A" attached hereto and incorporated herein by this reference is hereby set aside,  
8 to the PAUL M. COLEMAN as Trustee of the "MARIE V. COLEMAN TRUST OF 1989," dated  
9 February 27, 1989, the sole legatee of the decedent, in accordance with Paragraph THIRD of the  
10 decedent's Last Will and Testament.

11                                   DONE IN OPEN COURT this 3 day of Aug, 1999.

12  
13                                   *[Signature]*  
14                                   DISTRICT JUDGE

15 Respectfully Submitted By:  
16 ALLISON, MacKENZIE, HARTMAN,  
17 SOUMBENIOTIS & RUSSELL, LTD.  
18 402 North Division Street  
19 P. O. Box 646  
20 Carson City, NV 89702

21 By: *[Signature: Audrey Damonte]*  
22       AUDREY DAMONTE, ESQ.  
23       Attorneys for Petitioner,  
24       PAUL M. COLEMAN, JR.  
25  
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COPY

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EXHIBIT "A" (42)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/48ths interest in and to Lot 42 as shown on Tahoe Village Unit No. 3-14th amended Map, recorded April 1, 1994, as Document No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 292 as shown and defined on said map; together described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Seven recorded April 26, 1995, as Document No. 360927, as amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended by the Second Amendment of Declaration of Annexation of The Ridge Tahoe Phase Seven recorded on October 17, 1995 as Document No. 372905, and as described in the First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9, 1995 as Document No. 363815, and subject to said Declarations; with the exclusive right to use said interest, in Lot 42 only, for one week each year in accordance with said Declarations.

Together with a 13 - foot wide easement located within a portion of Section 30, Township 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of this easement said point bears S.  $43^{\circ}19'06''$  E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit No. 3, 13th Amended Map, Document No. 269053 of the Douglas County Recorder's Office;

thence S.  $52^{\circ}20'29''$  E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on said 13th Amended Map;  
thence S.  $14^{\circ}00'00''$  W., along said Northerly line, 14.19 feet;  
thence N.  $52^{\circ}20'29''$  W., 30.59 feet;  
thence N.  $37^{\circ}33'12''$  E., 13.00 feet to the POINT OF BEGINNING.

A portion of APN: 42-010-40

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P

**CERTIFIED COPY**

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

**SEAL**

DATE: August 23, 1999  
P. Neel  
Clerk of the 9th Judicial District Court  
of the State of Nevada, In and for the County of Douglas,

By: Neheppell Deputy

REQUESTED BY  
Allison Mackenzie et al  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

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LINDA SLATER  
RECORDER

\$ 13<sup>00</sup> PAID K2 DEPUTY

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