

FILED

NO. _____

Case No. 00PB0054

'00 JUL 31 P1:39

Dept. No. II

BARBARA REED
CLERK
P. GREGORY
BY _____ DEPUTY

RECEIVED
JUL 31 2000
DOUGLAS COUNTY
DISTRICT COURT CLERK

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

In the Matter of the Estate

of

William Robert Nagel,

deceased.

**ORDER SETTING ASIDE ESTATE
WITHOUT ADMINISTRATION**

ROSEMARIE ALTBURG (formerly NAGEL), of San Mateo, California (the "Petitioner") filed her Petition to Set Aside Estate Without Administration (the "Petition") on June 30, 2000. The Petition came on regularly for hearing on July 31, 2000 and Petitioner appeared through her counsel Avansino, Melarkey, Knobel & Mulligan by John B. Mulligan, Esq. The Court, after examining and considering the Petition and other pleadings and documents on file herein, finds that notice of the hearing on the Petition has been given as required by law and that the facts alleged in the Petition are true.

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

1. That the gross value of the Estate (comprised of a one-half common property interest in real property located in a Time Share Estate in Ridge Tahoe located at 4000 Ridge Club Drive, Stateline, Douglas County, Nevada 89449, and more particularly described on the Deed attached hereto as Exhibit A), less encumbrances, does not exceed Fifty Thousand and 00/100 Dollars (\$50,000.00).

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2. That the Estate need not be administered and the Estate is hereby assigned and set over to the Trustees of the 1995 Nagel Family Trust, dated November 15, 1995, as amended.

3. That no further proceedings are necessary with respect to the Estate.

Dated: July 31, 2000.

Michael P. Giffin

DISTRICT COURT

DEP

R.P.T.T., \$ 23.40

**THE RIDGE TAHOE
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE, made this 22nd day of January, 1992
between HARICH TAHOE DEVELOPMENTS, a Nevada general partnership, Grantor, and
WILLIAM R. NAGEL and ROSEMARIE NAGEL, husband and wife as community
property

Grantee;

WITNESSETH:

That Grantor, in consideration for the sum of TEN DOLLARS (\$10.00), lawful money of the United States of America, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the Grantee and Grantee's heirs and assigns, all that certain property located and situated in Douglas County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference;

TOGETHER with the tenements, herediements and appurtenances thereunto belonging or appurtenant and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

SUBJECT TO any and all matters of record, including taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way, agreements and the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions dated January 30, 1984 and recorded February 14, 1984, as Document No. 96758, Book 284, Page 5202, Official Records of Douglas County, Nevada, as amended from time to time, and which Declaration is incorporated herein by this reference as if the same were fully set forth herein;

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said Grantee and Grantee's assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

HARICH TAHOE DEVELOPMENTS,
a Nevada general partnership
By: Lakewood Development Inc.,
a Nevada corporation, general partner

On this 31st day of January
1992, personally appeared before me, a notary public, Robert W. Dunbar, known to me to be the Treasurer and Chief Financial Officer of Lakewood Development Inc., a Nevada corporation, and he acknowledged to me that he executed the document on behalf of said corporation as general partner of Harich Tahoe Developments, a Nevada general partnership.

By: *Robert W. Dunbar*
Robert W. Dunbar, Treasurer,
Chief Financial Officer
37-153-35-01

Teri Hyde
Notary Public



WHEN RECORDED MAIL TO
Name William and Rosemarie Nagel
Street 3604 Pasadena Dr.
Address San Mateo, CA 94403
City &
State

SPACE BELOW FOR RECORDER'S USE ONLY

270272
BOOK 292 PAGE 183

Mulligan 705-333-0300

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A TIMESHARE ESTATE COMRAISED OF:

PARCEL ONE

An undivided 1/51st interest in and to that certain condominium as follows:

- (A) An undivided 1/106th interest as tenants-in-common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, State of Nevada.
- (B) Unit No. 153 as shown and defined on said last Condominium Plan.

PARCEL TWO

- (A) a non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe developments in deed recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East M.D.B. & M.; and
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL THREE

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, range 19 East, M.D.B. & M. for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681, in book 173 Page 229 of Official Records and in modifications thereof: (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976, as Document No 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

PARCEL FOUR

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - 10th Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D.B. & M. for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 and as amended from time to time of Official Records of Douglas County, State of Nevada.

PARCEL FIVE

The Exclusive right to use any UNIT of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461 of Official Records of Douglas the Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all of the purposes provided for in the Fourth Amended and Restated Declaration of covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week within the Prime season, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive right may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

A Portion of APN 42-285-11

REQUESTED BY
STEWART TITLE OF DOUGLAS COUNTY
III OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

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SUZANNE BEAUREAU
RECORDER

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BOOK 292 PAGE 184

COPY

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.

DATE: 7/31/00
Clerk of the 9th Judicial District Court
of the State of Nevada, In and for the County of Douglas,

By [Signature] **SEAL** Deputy

REQUESTED BY
Avassino et al's
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 AUG 11 AM 9:20

LINDA SLATER
RECORDER

\$ 11.00 PAID K2 DEPUTY

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