

FILED

1 Case No. 01-PB-0004

NO. _____

2 Dept. No. II

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DOUGLAS COUNTY
DISTRICT COURT CLERK

BARBARA REED
CLERK

5

~~BYTHALER~~ DEPUTY

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

ORDER SETTING ASIDE ESTATE
WITHOUT ADMINISTRATION

11

EFFAT A. MANSOUR,

12

Deceased.

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

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The Court finds that the gross value of the Nevada estate of the decedent does not exceed the sum of \$50,000; that the decedent left no debts in the State of Nevada nor debts anywhere that need be satisfied out of the property of the decedent situate in the State of Nevada; that the expenses of last illness and burial charges have been paid; that there is no surviving spouse or minor children; that the decedent left one (1) adult child; and that the person named below is entitled to the whole of the estate pursuant the Last Will of the

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1 decedent and NRS 146.070 as surviving child of the decedent.

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

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

6 2. That the whole of the estate of EFFAT A. MANSOUR,
7 deceased, be, and the same is hereby assigned and set aside to, and
8 that title thereof shall vest absolutely in, AMIRA E. MANSOUR,
9 surviving child of the decedent.

10 3. That the estate is described as a timeshare interest
11 in real property in the County of Douglas, State of Nevada. A
12 specific description of the Nevada subject property is:

13 PARCEL ONE:

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

14 (a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 33 of Tahoe Village Unit No. 3, Fifth-
15 Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment
16 recorded November 23, 1981 as Document No. 62661, all of Official Records Douglas County, State of Nevada.
Except therefrom units 121 to 140 as shown and defined on that certain Condominium Plan recorded August 20,
1982, as Document No. 70305 of Official Records.

17 (b) Unit No. 136 as shown and defined on said Condominium Plan.

18 PARCEL TWO:

19 A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No.
20 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes
21 provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973, as Document
22 No. 63681, in Book 173, Page 229 of Official Records and in the modifications thereof recorded September 28,
23 1973 as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976 as Document
24 No. 1472 in Book 776, Page 87 of Official Records.

25 PARCEL THREE:

26 A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and
27 incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3, Fifth
28 Amended Map and as corrected by said Certificate of Amendment.

29 PARCEL FOUR:

30 (a) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments
31 in deed re-recorded December 8, 1981 as Document No. 63026, being over a portion of Parcel 26-A (described in
32 Document No. 01112 recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, M.D.M.

33 (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and
34 described on the 5th amended map of Tahoe Village No. 3, recorded October 29, 1981 as Document No. 61612
35 and amended by Certificate of Amendment recorded November 23, 1981 as Document No. 62661, of Official
36 Records, Douglas County, State of Nevada.

1 PARCEL FIVE:

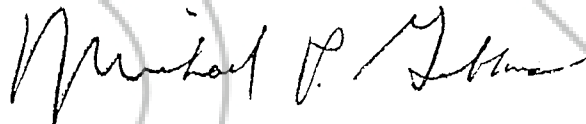
2 The exclusive right to use said UNIT and the non-exclusive right to use the real property referred to in
3 subparagraph (a) of Parcel One and Parcels Two, Three and Four above during ONE "use week" within the
4 Summer "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17,
5 1982, as Document No 71000 of said Official Records. The above described exclusive and non-exclusive rights
6 may be applied to any available unit in the project during said use week within said season.

7 A portion of APN 42-200-26

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

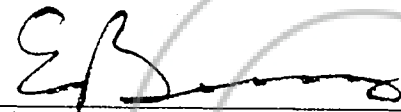
10 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the estate
11 be not further administered upon.

12 DONE IN OPEN COURT this 29th day of January, 2001.

13 

DISTRICT JUDGE

14 Submitted by:
15 EVAN BEAVERS & ASSOCIATES

16 By: 
17 EVAN BEAVERS, ESQ.
18 Nevada State Bar No. 003399
19 1650 Highway 395, Ste. 101
20 Minden, Nevada 89423
21 Telephone No. (775) 782-5110
22 Attorney for Petitioner

23 **SEAL**

24 **CERTIFIED COPY**

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

28 DATE: January 29, 2001
Breed Clerk of the Judicial District Court
of the State of Nevada, in and for the County of Douglas,

By J. Haler Deputy

3 **0507845**

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REQUESTED BY
Evan Beavers + Assoc
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

2001 JAN 30 PM 2:53

LINDA SLATER
RECORDER

\$ 9.00 PAID Kr DEPUTY