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Assessor's Parcel Number: _____

Recording Requested By:

Name: Stephen R. Wassner

Address: 206 S. Division St. #2

City/State/Zip Carson City, NV 89703-4276

Real Property Transfer Tax: _____

REQUESTED BY
Stephen Wassner
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 DEC -2 AM 9:58

WERNER CHRISTEN
RECORDER

\$18⁰⁰ PAID KJ DEPUTY

Order of Distribution of Small Estate
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

C:\bc docs\Cover page for recording

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FILED

1 CASE No. 03 PB 0076

2 Dept. No. RECEIVED

2003 OCT 14 PM 1:38

3 OCT 10 2003
4 DOUGLAS COUNTY
DISTRICT COURT CLERK

BARBARA REED
CLERK

BY B. Williams DEPUTY

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

8
9 IN THE MATTER OF THE ESTATE OF,
10 RUSSELL ALLEN BROWN,
11 Deceased.

ORDER OF DISTRIBUTION OF
SMALL ESTATE PURSUANT TO
NRS 146.070

12
13 The verified Petition of Mildred J. Carmack for
14 determination that this decedent's estate comes within the
15 purview of NRS 146.070 came regularly for hearing this day. No
16 person appeared to contest the Petition. Upon proof duly made
17 to the satisfaction of the Court, the Court now finds as
18 follows:

- 19 1. All notices of the hearing have been duly given as required
- 20 by law.
- 21 2. Russell Allen Brown, died on June 14, 2003 and, at the time
- 22 of his death, was a resident of the City of Laytonville, County
- 23 of Mendocino, State of California. The Decedent left an estate
- 24 in the State of Nevada subject to probate administration.
- 25 3. The Decedent left a Last Will and Testament dated June 5,
- 26 2003.
- 27 4. The Last Will and Testament Of Russell Allen Brown has been
- 28 filed with the Clerk of Mendocino County, State of California,

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1 as provided by law.

2 5. That the value of the Estate is less than \$50,000.00 and
3 comes within the provisions of Chapter 146 of the Nevada Revised
4 Statutes and is subject to the set aside provision of NRS
5 146.070.

6 6. That all funeral expenses, expenses of last illness, money
7 owed to the department of human resources as a result of payment
8 of benefits for Medicaid, and creditors, have been paid in full
9 and it is Petitioner's belief that the Estate is not subject to
10 any debts, liens or encumbrances.

11 7. That the Russell Brown 2003 Revocable Trust dated June 5,
12 2003, is the sole beneficiary pursuant to the Last Will and
13 Testament of decedent.

14 8. The facts of the Petition having been found to be true, and
15 good cause appearing, the Court now grants the Petition as
16 follows:

17 IT IS HEREBY ORDERED that this matter be administered
18 pursuant to the provision of Chapter 146 of the Nevada Revised
19 Statutes.

20 IT IS ORDERED FURTHER that the real property described as

21 PARCEL ONE:

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

24 (A) An undivided 1/38th interest as tenants-in-common, in and
25 to Lot 34 of Tahoe Village Unit No. 3 as shown on the
26 Eighth Amended Map, recorded as Document No. 1569103 of
27 Official Records of Douglas County, State of Nevada. Except
28 therefrom Units 001 to 038 as shown and defined on that
certain Condominium Plan recorded June 22, 1987 as Document
No. 156903 of Official Records of Douglas County, State of
Nevada.

(B) Unit No. 023 as shown and defined on said Condominium Plan.

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PARCEL TWO:

A non-exclusive right to use the real. property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, 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 the modifications thereof recorded September 28, 1973, as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976 as Document No. 1472 in Book 776, Page 87 of Official Records.

PARCEL THREE:

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, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 -- Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official. Records of Douglas County, State of Nevada 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 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-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, - 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 FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904 of Official Records of 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

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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 "swing season", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use season".

A Portion of APN 42-26I-23

be distributed to the sole beneficiary The Russell Brown 2003 Revocable Trust dated June 5, 2003.

IT IS ORDERED FURTHER that that Mildred J. Carmack prepare, sign and record a representatives deed transferring the afore described real property to the sole beneficiary.

Dated this 14th day of October 2003.



District Court Judge

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:

October 14, 2002

B. Reed Clerk of the 9th Judicial District Court of the State of Nevada, In and for the County of Douglas,

By [Signature] Deputy

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