

19

Recording Requested By &
When Recorded Mail To:

Jeffrey K. Rahbeck, Esquire
P. O. Box 435
Zephyr Cove, NV 89448

REQUESTED BY
Jeffrey Rahbeck
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 DEC 19 AM 9:53

WERNER CHRISTEN
RECORDER

\$19⁰⁰ PAID *KJ* DEPUTY

DECREE/ORDER ASSIGNING AND SETTING ASIDE

ESTATE NOT EXCEEDING \$50,000.00 IN VALUE

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

CASE NO. 03-PB-0102

DEPARTMENT I

RECEIVED
DEC 16 2003
DOUGLAS COUNTY
DISTRICT COURT CLERK

2003 DEC 16 PM 1:50

BY: **B. Williams** DEPUTY

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

In the Matter of the Estate of:

JOICELYN SIZER WICKERS

Deceased.

**DECREE/ORDER ASSIGNING
AND SETTING ASIDE ESTATE
NOT EXCEEDING \$50,000.00
IN VALUE**

BE IT REMEMBERED, that the hearing on the Petition To Set Aside Estate Not Exceeding \$50,000.00 In Value, came on regularly for hearing before the above-entitled Court on this 16th day of December, 2003; and the Court finding that Notice of the time and place of the hearing has been given in the manner required by law; that all of the allegations of the Petition are true and correct; and that the gross value of the estate over and above all liens and encumbrances does not exceed \$50,000.00 in value; and good cause appearing therefor

///

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows:

(1) That the whole estate of JOICELYN SIZER WICKERS be and the same hereby is assigned and set aside to RICHARD DEAN WICKERS.

(2) That the hereinafter set out real property as described on Exhibits "A" and "B" are hereby set aside, turned over and declared to be the property of RICHARD DEAN WICKERS.

(3) There shall be no further proceedings regarding this estate.

DATED: 12/16/03

By: *David R. Bannell*
DISTRICT COURT JUDGE

EXHIBIT "A"
LEGAL DESCRIPTION

A timeshare estate comprised of:

Parcel 1: an undivided 1/51st interest in and to the certain condominium described as follows:

(a) An undivided 1/24th interest as tenants in common, in and to the Common Area of Lot 50, Tahoe Village, Unit No. 1, as designated on the Seventh Amended Map of Tahoe Village Unit No. 1, recorded on April 14, 1982, as Document No. 66828 Official Records of Douglas County, State of Nevada, and as said Common Area is shown on Record of Survey of boundary line adjustment map recorded March 4, 1985, in Book 385, Page 160, of Official Records of Douglas County, Nevada, as Document No. 114254.

(b) Unit No. 005 as shown and defined on said 7th Amended Map of Tahoe Village, Unit No. 1.

Parcel 2: a non-exclusive easement for ingress and egress and for use and enjoyment and incidental purposes over and on and through the Common Areas as set forth on said Seventh Amended Map of Tahoe Village, Unit No. 1, recorded on April 14, 1982, as Document No. 66828, Official Records of Douglas County, State of Nevada, in Book 385, at Page 160, of Official Records of Douglas County, Nevada as Document No. 114254.

Parcel 3: the exclusive right to use said unit and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel 1 and Parcel 2 above during one "use week" within the "SUMMER use season" as said quoted terms are defined in the Declaration of Conditions, Covenants and Restrictions, recorded on December 21, 1984, in Book 1284, Page 1993, as Document No. 111558 of said Official Records, and Amended by instrument recorded March 13, 1985, in Book 385, Page 961, of Official Records, as Document No. 114670. The above described exclusive and non-exclusive rights may be applied to any available unit in the project during said "use week" in said above mentioned use season.

0599961

BK1203PG08754

EXHIBIT "B"
LEGAL DESCRIPTION

PARCEL ONE:

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

(A) An undivided 1/38th interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3, as shown on the Eighth Amended Map, recorded as Document No. 156903 of Official Records of Douglas County; excepting 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.

(b) Unit No. 037 as shown and defined on said Condominium Plan.

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 Fourth Amended and restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758.

PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3, Fifth Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment, recorded November 23, 1981, as Document No. 62661 of Official Records of Douglas County for all those purposes provided for in the fourth amendment and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758.

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 under 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. M.;

(B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth Amended Map of Tahoe

0599961

BK1203PG08755

Village No. 3, recorded October 29, 1981, as Document No. 61612 and amended by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, of Official Records of Douglas County.

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 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 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".

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: Dec. 19, 2003
B. Reed, Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By: [Signature] Deputy

0599961

BK 1203 PG 08756