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APN: 1319-30-724-021  
1319-30-723-018

✓ Recording Requested by:  
Evan Beavers, Esq.  
1625 Highway 88, Ste. 304  
Minden, NV 89423

Please send tax statement to:

APN 1319-30-724-021  
Elaine A. Feltmate  
31 Woodcrest Lane  
Danbury, CT 06810

APN 1319-30-723-018  
Beth S. Frosch  
106 Executive Circle  
Boynton Beach, FL 33436

**ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION**  
(see NRS 111.312 (1-2))

REQUESTED BY  
*Evan Beavers*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2004 NOV 18 PM 12: 20

WERNER CHRISTEN  
RECORDER

\$20<sup>00</sup> PAID *18* DEPUTY

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1 Case No. 04-PB-0109

2 Dept. No. I

RECEIVED

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BY P. GREGORY DEPUTY

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

10 of

11 Catherine H. Pross,

12 Deceased.

**ORDER SETTING ASIDE ESTATE  
WITHOUT ADMINISTRATION**

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

21 The Court finds that Catherine H. Pross was at the time of  
22 her death, the survivor of two separate joint tenancy interests  
23 created with Kenneth C. Pross, previously deceased; that the gross  
24 value of the Nevada estate of the decedent, Catherine H. Pross, does  
25 not exceed the sum of \$75,000; that the decedent left no debts in the  
26 State of Nevada nor debts anywhere that need be satisfied out of the  
27 properties of the decedent situated in the State of Nevada; that the  
28 expenses of any last illness and burial charges have been paid; that

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1 there is no surviving spouse or children, minor or adult; and that the  
2 persons named below are entitled to the whole of the Nevada estate,  
3 pursuant to the Last Will of the decedent and NRS 146.070, as the  
4 beneficiaries designated within the decedent's will.

5 IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the court  
6 as follows:

7 1. That the Nevada estate is described as an interest in  
8 two timeshare units located in the County of Douglas, State of Nevada.  
9 Specific descriptions of the Nevada subject properties are:

10 A. Timeshare One (Ridge Tahoe Tower Prime)

11 A Timeshare Estate comprised of:

12 Parcel One:

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

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

23 (B) Unit No. 020 as shown and defined on said Condominium  
24 Plan.

25 Parcel Two:

26 A non-exclusive right to use the real property known as Parcel "A" on  
27 the Official Map of Tahoe Village Unit No. 3, recorded January 22,  
28 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

1 February 14, 1984, as Document No. 96758 of Official Records of Douglas  
2 County, State of Nevada.

3 Parcel Four:

- 4 (A) A non-exclusive easement for roadway and public utility  
5 purposes as granted to Harich Tahoe Developments in  
6 deed re-recorded December 8, 1981, as Document No.  
7 63026, being over a portion of Parcel 26-A (described  
8 in Document No. 01112, recorded June 17, 1976) in  
9 Section 30, Township 13 North, Range 19 East - and -  
10 (B) An easement for ingress, egress and public utility  
11 purposes, 32' wide, the centerline of which is shown  
12 and described on the Seventh Amended Map of Tahoe  
13 Village No. 3, recorded April 9, 1986, as Document No.  
14 133178 of Official Records, Douglas County, State of  
15 Nevada.

16 Parcel Five:

17 The exclusive right to use a unit of the same Unit Type as described  
18 in the Amended Declaration of Annexation of Phase Three Establishing  
19 Phase Four, recorded on June 22, 1987, as Document No. 156904 of  
20 Official Records of Douglas County, in which an interest is hereby  
21 conveyed in subparagraph (B) of Parcel One, and the non-exclusive right  
22 to use the real property referred to in subparagraph (A) of Parcel One  
23 and Parcels Two, Three and Four above for all of the Purposes provided  
24 for in the Fourth Amended and Restated Declaration of Covenants,  
25 Conditions and Restrictions of the Ridge Tahoe, recorded February 14,  
26 1984, as Document No. 96758 of Official Records of Douglas County,  
27 during ONE use week within the "PRIME season", as said quoted term is  
28 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: 1319-30-724-021 (formerly APN 42-261-200).

B. Timeshare Two (Winter Naegle)

A Timeshare Estate comprised of:

Parcel One:

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

(a) An undivided 1/20th interest, as tenants-in-common, in and to Lot  
33 of 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, 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.

(b) Unit No. 137 as shown and defined on said Condominium Plan.

/ / /

1 Parcel Two:

2 A non-exclusive right to use the real property known as Parcel "A" on  
3 the Official Map of Tahoe Village Unit No. 3, recorded January 22,  
4 1973, as Document No. 63805, records of said county and state, for all  
5 those purposes provided for in the Declaration of Covenants, Conditions  
6 and Restrictions recorded January 11, 1973, as Document No. 63681, in  
7 Book 173, Page 229 of Official Records and in the modifications thereof  
8 recorded September 28, 1973 as Document No. 69063 in Book 973, Page 812  
9 of Official Records and recorded July 2, 1976 as Document No. 1472 in  
10 Book 776, Page 87 of Official Records.

11 Parcel Three:

12 A non-exclusive easement for ingress and egress and recreational  
13 purposes and for use and enjoyment and incidental purposes over, on and  
14 through Lots 29, 39, 40 and 41 as shown on said Tahoe Village Unit No.  
15 3, Fifth Amended Map and as corrected by said Certificate of Amendment.

16 Parcel Four:

17 (a) A non-exclusive easement for roadway and public utility purposes  
18 as granted to Harich Tahoe Developments in deed re-recorded December  
19 8, 1981 as Document No. 63026, being over a portion of Parcel 26-A  
20 (described in Document No. 01112 recorded June 17, 1976) in Section 30,  
21 Township 13 North, Range 19 East, M.D.M.,  
22 (b) An easement for ingress, egress and public utility purposes, 32'  
23 wide, the centerline of which is shown and described on the 5th amended  
24 map of Tahoe Village No. 3, recorded October 29, 1981 as Document No.  
25 61612 and amended by Certificate of Amendment recorded November 23,  
26 1981 as Document No. 62661, Official Records, Douglas County, State of  
27 Nevada

28 Parcel Five:

The exclusive right to use said UNIT 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 during ONE "use week" within the  
Winter "use season", as said quoted terms are defined in the  
Declaration of Restrictions, recorded September 17, 1982, as Document  
No. 71000 of said Official Records. The above described exclusive and  
non-exclusive rights may be applied to any available unit in the  
project, during said use week within said season.

A Portion of APN: 1319-30-723-018 (formerly APN 42-200-270).

2. That at the date of his death, Kenneth C. Pross and  
Catherine H. Pross held title as to one-half interest in Timeshare One  
as joint tenants, and that upon her subsequent death, Catherine H.  
Pross owned one-half interest in Timeshare One, as tenant-in-common  
with Walter J. Feltmate and Elaine A. Feltmate;

3. That at the date of his death, Kenneth C. Pross and  
Catherine H. Pross held title as to the full interest in Timeshare Two

1 as joint tenants, and that upon her subsequent death, Catherine H.  
2 Pross owned full interest in Timeshare Two;

3 4. That the gross value of the Nevada estate of the  
4 decedent does not exceed the sum of \$75,000;

5 5. That, according to the Last and Final Will of Catherine  
6 H. Pross, the whole of the Nevada estate of Catherine H. Pross,  
7 deceased, be, and the same is hereby assigned and set aside to, and  
8 that title thereof shall vest absolutely in, Elaine Feltmate and Beth  
9 Frosch as follows:

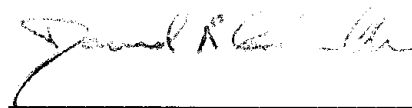
10 -- An undivided one half (1/2) interest in Timeshare One to Elaine  
11 Feltmate;

12 -- Full interest in Timeshare Two to Beth Frosch.

13 6. That any and all other assets of the Nevada estate that  
14 may hereafter be discovered within the State of Nevada be set aside  
15 to, and distributed as, the residue of decedent's estate in accordance  
16 with her will.

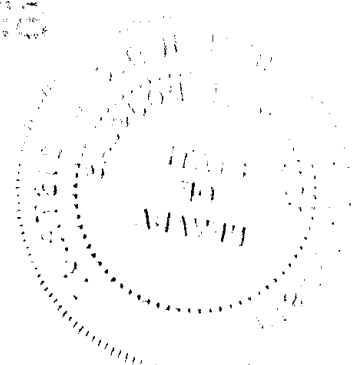
17 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the estate  
18 be not further administered upon.

19 DONE IN OPEN COURT this 14 day of November, 2004.

20   
21 \_\_\_\_\_  
22 DISTRICT JUDGE

23 Submitted by:  
24 EVAN BEAVERS & ASSOCIATES, P.C.

25 By: \_\_\_\_\_  
26 EVAN BEAVERS, ESQ.  
27 Nevada State Bar No. 003399  
28 1625 Hwy 88, Ste. 304  
Minden, Nevada 89423  
Telephone No. 775-782-5110  
Attorney for Petitioner



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COPY

SEAL

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: JANUARY 11/10/04

[Signature] Clerk of the Judicial District Court of the State of Nevada, in and for the County of Douglas,

by [Signature] Deputy

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