

DOC # 0700732  
05/08/2007 01:42 PM Deputy: SD

OFFICIAL RECORD

Requested By:

EVAN BEAVERS & ASSOCIATES

A portion of APN 1319-30-542-021 (formerly 42-230-16)  
A portion of APN 1319-30-528-006 (formerly 40-360-13)

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 7 Fee: 20.00  
BK-0507 PG- 3010 RPTT: 0.00

Recording requested by, and please send recorded document



✓ Evan Beavers, Esq.  
1625 Highway 88, Ste. 304  
Minden, NV 89423

Please send tax statement to:

A portion of APN 1319-30-542-021 (formerly 42-230-16):

Ms. Patricia M. Garvey  
2459 Kingsley  
Naperville, IL 60565

A portion of APN 1319-30-528-006 (formerly 40-360-13):

Mr. John O. Garvey  
2 S. 159 Center Avenue  
Wheaton, Illinois 60187

ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION

(See NRS 111.312)

1 Case No. 07-PB-0046

2 Dept. No. II

2007 MAY -7 PM 1:40

RECEIVED

MAY 07 2007

DOUGLAS COUNTY DISTRICT COURT CLERK

P. GREGORY

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 JAMES A. GARVEY,  
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 the gross value of the Nevada estate  
22 of the decedent does not exceed the sum of \$75,000; that the decedent  
23 left no debts in the State of Nevada nor debts anywhere that need be  
24 satisfied out of the property of the decedent situate in the State of  
25 Nevada; that there is no surviving spouse or minor child; and that the  
26 persons named below are entitled to the whole of the estate pursuant  
27 to the Last Will of the decedent and NRS 146.070 as the designated  
28 beneficiaries of the estate.

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

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

5 2. That the whole of the estate of James A. Garvey,  
6 deceased, be, and the same is hereby assigned and set aside to the  
7 decedent's two siblings, John O. Garvey and Patricia M. Garvey,  
8 equally as specifically set forth below and that title thereof shall  
9 vest absolutely as set forth below;

10 3. That the Nevada estate is described as two timeshares  
11 at The Ridge Sierra located in the County of Douglas, State of Nevada  
12 and more specifically described and set aside as follows:

13 **Timeshare 1 - Title shall vest absolutely in Patricia M. Garvey**

14 The Ridge Sierra, Two Bedroom, Prime Season, Week #02-016-06-01, Stateline, NV 89449  
15 including the following timeshare estates, with the second estate description provided to more accurately  
16 describe the Timeshare Condominium Estate.

17 LEGAL DESCRIPTION

18 ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF  
19 DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

20 A timeshare estate comprised of:

21 PARCEL 1:

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

- 23 (a) An undivided 1/8th interest as tenants in common, in and to the Common Area of Lot  
24 03 of Tahoe Village Unit No. 3, as shown on map recorded December 27, 1983, as  
25 Document No. 93408, Official Records of Douglas County, State of Nevada, and as said  
26 Common Area is shown on the Record of Survey of boundary line adjustment map  
27 recorded April 21, 1986, as Document No. 133713, Official Records of Douglas  
28 County, State of Nevada.
- (b) Unit No. 016, as shown and defined on said condominium map recorded as Document  
No. 93408, Official Records of Douglas County, State of Nevada.

PARCEL 2:

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on  
and through the Common Areas as set forth in said condominium map recorded as Document No. 93408,

1 Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record  
2 of Survey of boundary line adjustment map recorded as Document No. 133713, Official Records of  
3 Douglas County, State of Nevada.

4 PARCEL 3:

5 An exclusive right to the use of a condominium unit and the non-exclusive right to use the real property  
6 referred to in subparagraph (a) of Parcel 1 and 2 above, during one "Use Week" within the "PRIME use  
7 season" as that term is defined in the First Amended Restated Declaration of Time Share Covenants,  
8 Conditions and Restrictions for The Ridge Sierra recorded as Document No. 134786, Official Records,  
9 Douglas County, State of Nevada (the "CC&R's"). The above-described exclusive and non-exclusive  
10 rights may be applied to any available unit in The Ridge Sierra project during said "Use Week" in the  
11 above referenced "use season" as more fully set forth in the CC&R's.

12 / / /

13 A timeshare estate comprised of:

14 PARCEL 1:

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

16 (a) An undivided 1/8th interest as tenants in common, in and to the Common Area of Lot  
17 3 of Tahoe Village Unit No. 3, as shown on the map recorded December 27, 1983, as Document  
18 No. 93408, Official Records of Douglas County, State of Nevada, and as said Common Area is  
19 shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as  
20 Document No. 133713, Official Records of Douglas County, State of Nevada.

21 (b) Unit No. B4 as shown and defined on said condominium map recorded as Document No.  
22 93408, Official Records of Douglas County, State of Nevada.

23 PARCEL 2:

24 A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes  
25 over, on and through the Common Areas as set forth in said condominium map recorded as  
26 Document No. 93408, Official Records of Douglas County, State of Nevada, and as said Common  
27 Area is shown on the Record of Survey of boundary line adjustment map recorded as Document  
28 No. 133713, Official Records of Douglas County, State of Nevada.

PARCEL 3:

An exclusive right to the use of a condominium 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 Prime "use season" as that term is defined in the Second Amended and Restated  
Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded  
as Document No. 183661, and as Amended by that certain Addendum recorded as Document No.  
184444, Official Records, Douglas County, State of Nevada (the "CC&R's"). The above-  
described exclusive and non-exclusive rights may be applied to any available unit in The Ridge  
Sierra project during said "use week" in the above-referenced "use season" as more fully set forth  
in the CC&R's.

A portion of APN 1319-30-542-021 (formerly 42-230-16).

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BK- 0507  
PG- 3013

1 Timeshare 2 - Title shall vest absolutely in John O. Garvey

2 The Ridge Sierra, Two Bedroom, Prime Season, Week #05-036-15-01, Stateline, NV 89449  
3 including the following timeshare estates, with the second estate description provided to more  
4 accurately describe the Timeshare Condominium Estate:

4 A timeshare estate comprised of:

5 PARCEL 1:

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

7 (a) An undivided 1/6th interest as tenants in common, in and to the Common Area of Lot  
8 21 of Tahoe Village Unit No. 1, as shown on the map recorded December 27, 1983, as Document  
9 No. 93406, Official Records of Douglas County, State of Nevada, and as said Common Area is  
10 shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as  
11 Document No. 133713, Official Records of Douglas County, State of Nevada.

12 (b) Unit No. B3 as shown and defined on said condominium map recorded as Document No.  
13 93406, Official Records of Douglas County, State of Nevada.

14 PARCEL 2:

15 A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes  
16 over, on and through the Common Areas as set forth in said condominium map recorded as  
17 Document No. 93406, Official Records of Douglas County, State of Nevada, and as said Common  
18 Area is shown on the Record of Survey of boundary line adjustment map recorded as Document  
19 No. 133713, Official Records of Douglas County, State of Nevada.

20 PARCEL 3:

21 An exclusive right to the use of a condominium unit and the non-exclusive right to use the real  
22 property referred to in subparagraph (a) of Parcel 1, and Parcel 2 above, during one "Use Week"  
23 within the Prime "use season" as that term is defined in the First Amended Restated Declaration  
24 of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as  
25 Document No. 134786, Official Records, Douglas County, State of Nevada (the "CC&R's"). The  
26 above-described exclusive and non-exclusive rights may be applied to any available unit in The  
27 Ridge Sierra project during said "use week" in the above-referenced "use season" as more fully  
28 set forth in the CC&R's.

A portion of APN 1319-30-528-006 (formerly 40-360-13)

///

A timeshare estate comprised of:

PARCEL 1:

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

(a) An undivided 1/6th interest as tenants in common, in and to the Common Area of Lot  
21 of Tahoe Village Unit No. 1, as shown on the map recorded December 27, 1983, as Document  
No. 93406, Official Records of Douglas County, State of Nevada, and as said Common Area is  
shown on the Record of Survey of boundary line adjustment map recorded April 21, 1986, as  
Document No. 133713, Official Records of Douglas County, State of Nevada.

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(b) Unit No. B3 as shown and defined on said condominium map recorded as Document No. 93406, Official Records of Douglas County, State of Nevada.

PARCEL 2:

A non-exclusive easement for ingress and egress for use and enjoyment and incidental purposes over, on and through the Common Areas as set forth in said condominium map recorded as Document No. 93406, Official Records of Douglas County, State of Nevada, and as said Common Area is shown on the Record of Survey of boundary line adjustment map recorded as Document No. 133713, Official Records of Douglas County, State of Nevada.

PARCEL 3:

An exclusive right to the use of a condominium 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 Prime "use season" as that term is defined in the Second Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Sierra recorded as Document No. 183661, and as Amended by that certain Addendum recorded as Document No. 184444, Official Records, Douglas County, State of Nevada (the "CC&R's"). The above-described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Sierra project during said "use week" in the above-referenced "use season" as more fully set forth in the CC&R's.

A portion of APN 1319-30-528-006 (formerly 40-360-13).

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

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

DONE IN OPEN COURT this 7 day of May, 2007.

*Michael P. [Signature]*  
DISTRICT JUDGE

Submitted by:  
EVAN BEAVERS & ASSOCIATES

By: *[Signature]*  
EVAN BEAVERS, ESQ.  
Nevada State Bar No. 003399  
1625 Hwy 88, Ste. 304  
Minden, Nevada 89423  
Telephone: 775/782-5110  
Attorney for Petitioner

CERTIFIED COPY

Barbara J. Griffin, Clerk of the District Court  
of the State of Nevada, in and for the County of Douglas.

By \_\_\_\_\_ Deputy

BK- 0507  
PG- 3015  
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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: 5/7/07

Barbara J. Griffin, Clerk of the 9th Judicial District Court of the State of Nevada, In and for the County of Douglas,

By [Signature] Deputy