

20-

DOC # 0727037
07/18/2008 12:42 PM Deputy: SG

OFFICIAL RECORD

Requested By:
EVAN BEAVERS

APN: 42-284-02
42-180-14
42-010-40

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 7 Fee: 20.00
BK-0708 PG-3756 RPTT: 0.00

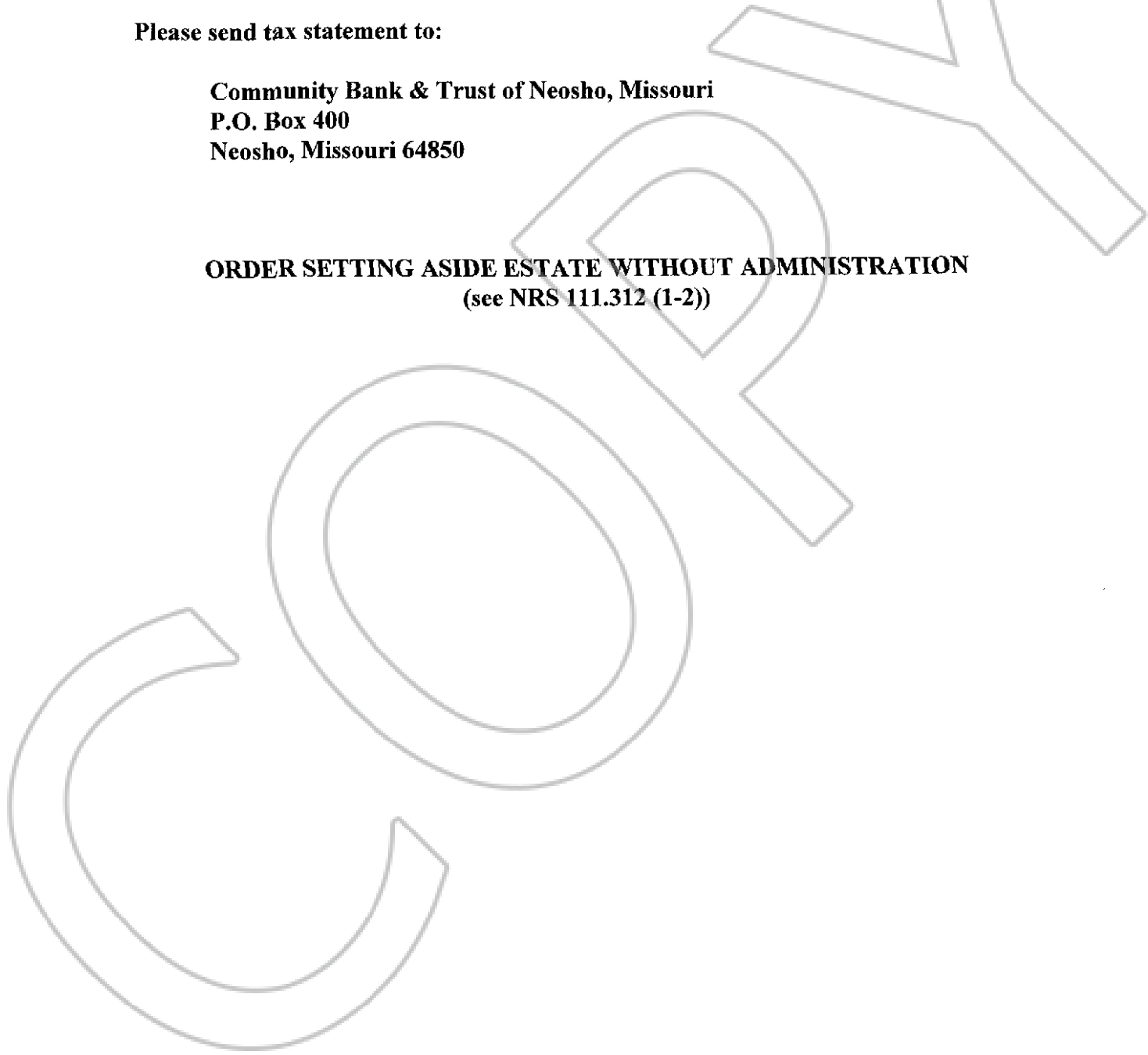
Recording Requested by:
Evan Beavers, Esq.
✓ 1625 Highway 88, Ste. 304
Minden, NV 89423



Please send tax statement to:

Community Bank & Trust of Neosho, Missouri
P.O. Box 400
Neosho, Missouri 64850

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



1 Case No. 08-PB0064
2 Dept. No. I

FILED
RECEIVED

RECEIVED

2008 JUL 15 PH 1:36
JUL 14 2008

JUL 15 2008

DOUGLAS COUNTY CLERK
DOUGLAS COUNTY CLERK
DEPUTY

DOUGLAS COUNTY CLERK

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 of
10 Shirley Ann Stouffer,
11 Deceased.

**ORDER SETTING ASIDE
ESTATE WITHOUT
ADMINISTRATION**

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

16 The Court finds that Shirley Ann Stouffer is the successor in interest to Dale C. Stouffer as
17 surviving joint tenant in the three timeshare properties referred to as Plaza Timeshare Unit 68, a portion
18 of APN 42-284-02; Naegle Time Share Unit 130, a portion of APN 42-180-14; and Cascade Time Share
19 Unit 68, a portion of APN 42-010-40.

20 The court finds that the gross value of the Nevada estate of Shirley Ann Stouffer, does not exceed
21 the sum of \$100,000; that the decedent left no debts in the state of Nevada; that any and all outstanding
22 debts of the decedent will be satisfied in the probate proceedings commenced in the state of Missouri;
23 and that the Nevada estate of Shirley Ann Stouffer be set aside to Community Bank & Trust of Neosho,
24 Missouri, trustee of the Shirley A. Stouffer Trust dated December 28, 1990 without administration,
25 pursuant to the authority contained in the Last Will and Testament of Shirley Ann Stouffer and NRS
26 146.070.

27 ///
28 ///

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

2 1. That Shirley Ann Stouffer, as surviving joint tenant in the timeshare estates described
3 below, be acknowledged as successor in interest to Dale C. Stouffer in those properties;

4 2. That the gross value of the Nevada estate of Shirley Ann Stouffer does not exceed the
5 sum of \$100,000;

6 3. That the Nevada estate of Shirley Ann Stouffer be set aside to the Community Bank &
7 Trust of Neosho, Missouri, trustee of the Shirley A. Stouffer Trust dated December 28, 1990;

8 4. That the whole of the Nevada estate of Shirley Ann Stouffer, deceased, be, and the same
9 is hereby assigned and set aside to the Community Bank & Trust of Neosho, Missouri, trustee of the
10 Shirley A. Stouffer Trust dated December 28, 1990, and that title thereof shall vest absolutely in the
11 Community Bank & Trust of Neosho, Missouri.

12 5. That the estate is described as timeshare interests in real property located in the county
13 of Douglas, state of Nevada, as follows:

14 **"Plaza Timeshare" Unit 68.**

15 A TIMESHARE ESTATE COMPRISED OF:

16 PARCEL ONE

17 An undivided 1/102nd interest in and to that certain condominium as follows:

- 18 (A) An undivided 1/106th interest as tenants-in-common, in and to Lot 37 as shown
19 on Tahoe Village Unit No. 3 - 0th Amended Map, Recorded September 21, 1990
20 as Document No. 235008, Official Records of Douglas County, State of Nevada.
21 Except therefrom Units 039 through 080 (inclusive) and Units 141 through 204
(inclusive) as shown and defined on that certain Condominium Plan recorded as
22 Document No. 182057, Official Records of Douglas County, State of Nevada.
- 23 (B) Unit No. 068 as shown and defined on said last Condominium Plan.

24 PARCEL TWO

- 25 (A) a non-exclusive easement for roadway and public utility purposes as granted to
26 Harich Tahoe developments in deed re-recorded December 8, 1981, as Document
27 No. 63026, being over a portion of Parcel 26-A (described in Document No.
28 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19
East M.D.B. & M.; 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 THREE

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe
Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008



1 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township
2 13 North, range 19 East, M.D.B. & M. for all those purposes provided for in the Declaration of
3 Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681,
4 in book, 173, Page 229 of Official Records and in modifications thereof: (1) recorded September
5 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July
6 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records; and (3) recorded July
7 26, 1989, as Document No. 207446, in Book 789, Page 3011.

8 PARCEL FOUR

9 A non-exclusive easement for ingress and egress and recreational purposes and for the use and
10 enjoyment and incidental purposes over, on and through Lots 29, 30, 35, 39, 40, and 41 as shown
11 on Tahoe Village Unit No. 3 - 10th Amended Map, Recorded September 21, 1990 as Document
12 No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section
13 30, Township 13 North, Range 19 East M.D.B. & M. for all those purposes provided for in the
14 Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded
15 February 14, 1984, as Document No. 96758 and as amended from time to time of Official
16 Records of Douglas County, State of Nevada.

17 PARCEL FIVE

18 The Exclusive right to use any UNIT of the same Unit Type as described in the Amended
19 Declaration of Annexation of The Ridge Tahoe Phase Five recorded on August 18, 1988, as
20 Document No. 184461 of Official Records of Douglas County, in which an interest is hereby
21 conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property
22 referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all of
23 the purposes provided for in the Fourth Amended and Restated Declaration of Covenants,
24 Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No.
25 96758 of Official Records of Douglas County, during ONE ALTERNATE use week within the
26 even numbered years of the prime SEASON, as said quoted term is defined in the Declaration
27 of Annexation of the Ridge Tahoe Phase Five.

28 The above described exclusive right may be applied to any available unit of the same Unit Type
on Lot 37 during said use week within said "use season".

A portion of APN 42-284-02

"Naegle Time Share" Unit 130.

A TIMESHARE ESTATE COMPRISED OF:

PARCEL ONE

An undivided 1/102nd interest in and to that certain condominium as follows:

- (A) An undivided 1/20th interest as tenants-in-common, in and to Lot 33 as shown
on Tahoe Village Unit No. 3-10th Amended Map, Recorded September 21, 1990
as Document No. 235008, Official Records of Douglas County, State of Nevada.
Except therefrom Units 121 through 140 (inclusive) as shown and defined on that
certain Condominium plan recorded August 20, 1982, as Document No. 70305
of Official Records, Douglas County, State of Nevada.
- (B) Unit No. 130 as shown and defined on said last Condominium Plan.

PARCEL TWO

- (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



1 East M.D.B. & M.; and
2 (B) An easement for ingress, egress and public utility purposes, 32' wide, the
3 centerline of which is shown and described on the Seventh Amended Map of
4 Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of
5 Official Records, Douglas County, State of Nevada.

6 **PARCEL THREE**

7 A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe
8 Village Unit No. 3-10th Amended Map, Recorded September 21, 1990 as Document No. 235008
9 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township
10 13 North, range 19 East, M.D.B. & M. for all those purposes provided for in the Declaration of
11 Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681,
12 in book 173 Page 229 of Official Records and in modifications thereof: (1) recorded September
13 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July
14 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records; and (3) recorded July
15 26, 1989, as Document No. 207446, in Book 789, Page 3011.

16 **PARCEL FOUR**

17 A non-exclusive easement for ingress and egress and recreational purposes and for the use and
18 enjoyment and incidental purposes over, on and through Lots 29, 30, 35, 39, 40, and 41 as shown
19 on Tahoe Village Unit No. 3 - 10th Amended Map, Recorded September 21, 1990 as Document
20 No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section
21 30, Township 13 North, Range 19 East M.D.B. & M. for all those purposes provided for in the
22 Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded
23 February 14, 1984, as Document No. 96758 and as amended from time to time of Official
24 Records of Douglas County, State of Nevada.

25 **PARCEL FIVE**

26 The exclusive right to use said UNIT and the non-exclusive right to use the real property referred
27 to in subparagraph (A) of Parcel One and Parcels Two, Three, and Four above during ONE
28 alternate "use week" during ODD numbered years during WINTER "use season", as said quoted
terms are defined 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, State of Nevada.

The above described exclusive and non-exclusive rights may be applied to any available unit in
Lots 31, 32, or 33 only during said alternate use week within said use season.

A portion of APN 42-180-14

"Cascade Time Share" Unit 68.

An undivided 1/51st interest as tenants in common in and to that certain real property and
improvements as follows: (A) An undivided 1/48ths interest in and to Lot 42 as shown
on Tahoe Village Unit No. 3-14th Amended Map, recorded April 1, 1994, as Document
No. 333985, Official Records of Douglas County, State of Nevada, excepting therefrom
Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No. 267 as shown
and defined on said map; together with those easements appurtenant thereto and such
easements described in the Fourth Amended and Restated Declaration of Time Share
Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14,
1984, as Document No. 096758, as amended, and in the Declaration of Annexation of
The Ridge Tahoe Phase Seven recorded April 26, 1995, as Document No. 360927, as
amended by Amended and Restated Declaration of Annexation of The Ridge Tahoe
Phase Seven, recorded May 4, 1995, as Document No. 361461, and as further amended
by the Second Amendment to Declaration of Annexation of The Ridge Tahoe Phase



1 Seven recorded on October 17, 1995 as Document No. 372905, and as described in the
2 First Amended Recitation of Easements Affecting The Ridge Tahoe recorded June 9,
3 1995 as Document No. 363815, and subject to said Declarations; with the exclusive right
4 to use said interest, in Lot 42 only, for one week each year in accordance with said
5 Declarations.

6 Together with a 13-foot wide easement located within a portion of Section 30, Township
7 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly
8 described as follows:

9 BEGINNING at the Northwest corner of this easement said point bears S.
10 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit
11 No. 3, 13th Amended Map, Document No. 269053 of the Douglas County Recorder's
12 Office;

13 thence S. 52°20'29" E., 24.92 feet to a point on the Northerly line of Lot 36 as shown on
14 said 13th Amended Map;
15 thence S. 14°00'00" W., along said Northerly line, 14.19 feet;
16 thence N. 52°20'29" W., 30.59 feet;
17 thence N. 37°33'12" E., 13.00 feet to the POINT OF BEGINNING.

18 A portion of APN: 42-010-40


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

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

23 DONE IN OPEN COURT this 15 day of July, 2008.

24 
25 DISTRICT COURT JUDGE

26 Submitted by:

27 EVAN BEAVERS & ASSOCIATES, P.C.
28 

29 EVAN BEAVERS, ESQ.
30 Nevada State Bar No. 003399
31 1625 Highway 88, Suite 304
32 Minden, Nevada 89423
33 Telephone: (775) 782-5110
34 Attorney for Petitioner Jon C. Stouffer

35 CERTIFIED COPY

36 The document is certified as a true and correct copy of the original on file and is
37 returned to the office of the District Court.

38 DATE: _____
39 District Court of the State of Nevada, in and for the County of Douglas.
40 Deputy _____



COPY

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: 7/15/08

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