

18
DOC # 0738935
03/04/2009 09:48 AM Deputy: SD

OFFICIAL RECORD

Requested By:
WAYNE S. CHIMARUSTI

APN: A portion of 1319-30-722-019,
formerly 42-200-24

✓ When recorded, return to:
WAYNE S. CHIMARUSTI, ESQ.
300 West Second Street
Carson City, NV 89703

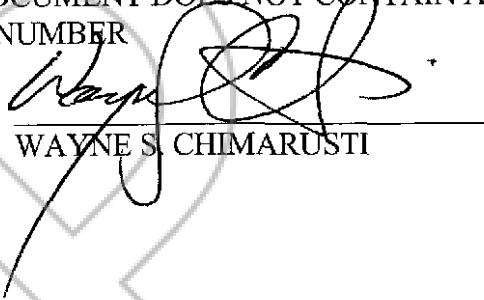
Douglas County - NV
Karen Ellison - Recorder

Page: 1 of 5 Fee: 18.00
BK-0309 PG- 614 RPTT: 0.00



THE UNDERSIGNED AFFIRMS THAT THIS DOCUMENT DOES NOT CONTAIN A
SOCIAL SECURITY NUMBER

Dated: March 2, 2009


WAYNE S. CHIMARUSTI

CERTIFIED COPY
ORDER CONFIRMING SALE OF REAL PROPERTY

IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR CARSON CITY
Case No. 07-01216P

IN THE MATER OF THE ESTATE OF
ROBERT WILLIAM DAUTERMAN, DECEASED

1 Case No. 07-01216P

2 Dept. No. I

REC'D & FILED
2009 FEB 23 AM 8:50
CLERK
C. CLOPP

3
4
5
6
7 IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
8 IN AND FOR CARSON CITY

9
10 IN THE MATTER OF THE ESTATE
11 of
12 ROBERT WILLIAM DAUTERMAN,
Deceased.

ORDER CONFIRMING SALE OF REAL
PROPERTY

LAW OFFICE OF
WAYNE S. CHIMARUSTI
300 WEST SECOND STREET
CARSON CITY, NEVADA 89703
(775) 885-9066

13
14 The PETITION FOR CONFIRMATION OF SALE OF REAL PROPERTY, filed
15 on February 4, 2009, having come on regularly for hearing before the Court on February 23, 2009,
16 the Court having considered the petition, the papers and pleadings on file herein, and the
17 representations of counsel, finds as follows:

18 1. Petitioner, as trustee of the decedent's testamentary trust, is the sole
19 beneficiary of Decedent's estate, and has waived publication of the notice of this hearing pursuant
20 to NRS 148.220.

21 2. Due notice of the hearing of the report of the sale of real property has been
22 given as required by law and all of the allegations in the petition are true, including without
23 limitation the allegation that the legal description of the real property being sold hereunder, a
24 timeshare unit within The Ridge Tahoe (Lot 32, Unit 118), a portion of Assessor's Parcel Number
25 1319-30-722-019, formerly APN 42-200-24, has been amended since Decedent obtained title by
26 Grant, Bargain and Sale Deed
27 recorded in the Official Records of the Recorder of Douglas County, Nevada, on October 7, 1983,
28 as File Number 088641, at Pages 734-735, and now reads as follows:

LAW OFFICE OF
WAYNE S. CHIMARUSTI
300 WEST SECOND STREET
CARSON CITY, NEVADA 89703
(775) 885-9086

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

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows:

(A) An undivided 1/20th interest in and to Lot 32 as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 101 through 120 (inclusive) as shown on 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; and

(B) Unit No. 118 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment; 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 as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lots 31, 32 or 33 only, for one week each year in the Swing "Season" as defined in and in accordance with said Declarations.

A portion of APN 1319-30-722-019

3. The terms of sale of the real property appear to be reasonable and it is in the best interests of the estate, its heirs, creditors and beneficiaries to sell the subject property to the buyers at the agreed sale price and upon agreed terms.

GOOD CAUSE APPEARING, IT IS HEREBY ORDERED as follows:

1. Publication of the notice of hearing is hereby waived.
2. The Court hereby confirms and approves the sale to LORNA DAUTERMAN for the purchase price of Two Thousand Five Hundred Dollars (\$2,500) of the Estate's interest in a timeshare unit within The Ridge Tahoe (Lot 32, Unit 118), a portion of Assessor's Parcel Number 1319-30-722-019, formerly APN 42-200-24, which was more particularly described at the time Decedent took title as:

A Timeshare Estate comprised of:

Parcel One:

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

LAW OFFICE OF
WAYNE S. CHIMARUSTI
300 WEST SECOND STREET
CARSON CITY, NEVADA 89703
(775) 885-9066

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

- (a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 32 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 101 to 120 Amended Map and as corrected by said Certificate of Amendment.
- (b) Unit No. 118 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

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 modification 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 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 and as corrected by said Certificate of Amendment.

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, M.D.M. - and -

(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 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, Official Records of Douglas County, State of Nevada.

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 Spring/Fall "use season" as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982, as Document 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.

NOTE: For use with First Phase Deeds and Deeds of Trust on Lot 32

DATED this 23 day of February, 2009.

James L. Russell

DISTRICT JUDGE



BK- 0309
PG- 617

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 February 23, 2009

Alan Glover, City Clerk and Clerk of the First Judicial District Court of the State of Nevada, in and for Carson City.

By [Signature] Deputy

Per NRS 239 Sec. 6 the SSN may be redacted, but in no way affects the legality of the document.



BK- 0309
PG- 618