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DOC # 0785377  
06/23/2011 10:57 AM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
LAW OFFICE OF KELLY R CHASE

PORTION OF DOUGLAS COUNTY  
APN 1319-30-643-002<sup>ptn</sup>

RECORDING REQUESTED BY:  
Law Office of Kelly R Chase  
PO Box 2800  
Minden, NV 89423

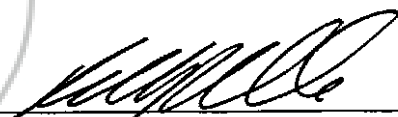
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 5 Fee: 18.00  
BK-0611 PG- 4782 RPTT: 0.00



WHEN RECORDED, MAIL DEED AND  
TAX STATEMENTS TO:  
✓ Michael Seeman  
4309 Shade Glade Ave  
Studio City, NV 91604

**ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION**

- The undersigned hereby affirms that the attached document, including any exhibits, submitted for recording DOES NOT contain personal information of any person. (NRS 239B.030).
- The undersigned hereby affirms that the attached document or any exhibits submitted for recording DOES contain personal information of a person as required by \_\_\_\_\_.

  
\_\_\_\_\_  
Kelly R. Chase



1 Case No. 11-PB- 0050

2 Dept. II

**FILED**

**RECEIVED**

3 This document does not contain  
4 personal information of any person.

2011 JUN 13 PM 3: 09

JUN - 9 2011  
DOUGLAS COUNTY  
DISTRICT COURT CLERK

TED THUAN  
CLERK

BY M. BIA... 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 of

**ORDER TO SET ASIDE ESTATE  
WITHOUT ADMINISTRATION**

10 BARRY SEEMAN

11 Deceased

Law Office of Kelly R. Chase  
P.O. Box 2800, Minden, NV 89423  
Telephone: (775) 782-3099 Fax: (775) 782-3082

12  
13  
14 It appearing to the satisfaction of the Court that a verified petition to set aside the Nevada estate  
15 of the above-named decedent without administration has been filed, that notice of the time and place  
16 of the hearing thereon has been duly given in the manner required by law, that no one has objected or  
17 presented any reason why said Petition should not be granted, and that the heirs of the estate have all  
18 filed an acknowledgment of receipt of the Petition and consent to the relief prayed.

19 The Court finds that the gross value of the Nevada estate of the decedent, after deducting any  
20 encumbrances, does not exceed \$100,000.00, that this is a proper case for the whole of the estate to be  
21 set aside pursuant to NRS 146.070, and that said estate shall be distributed according to the terms and  
22 provisions of the Will of the decedent dated July 13, 2000 duly filed herein. Good cause appearing;

23 IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED by the Court that the estate  
24 not be administered upon, but that the whole of the Nevada estate of said BARRY SEEMAN, deceased,  
25 be, and the same is hereby, assigned and set apart in the following order:

- 26 1. To the payment of funeral expenses, expenses of last illness, and money owed to the  
27 Department of Health and Human Services as a result of payment of benefits for Medicaid, if any;  
28 2. To the payment of creditors of the estate; and,

1 3. Any balance remaining and the following described real and personal property shall be  
2 distributed to, and the title thereof shall vest absolutely in, and the same is hereby assigned and set aside  
3 to, and the title thereof shall vest absolutely in the BARRY AND RUTH SEEMAN TRUST.

4 4. The real property of the Decedent's estate which is hereby set aside to the afore-named  
5 BARRY AND RUTH SEEMAN TRUST consists of the real property more particularly described as  
6 follows:

7 A. A timeshare interest in as a portion of certain real property commonly known as  
8 and located at 380 Ridge Club Drive, Tahoe Village, Nevada, bearing Douglas County APN 1319-30-  
9 643-002, more particularly described as follows:

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Documents No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 2 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 Six recorded December 18, 1990, as Documents No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, 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 Lot 28 only, for one week each year in accordance with said Declarations.

A portion of Douglas County APN: 1319-30-643-002 (formally 42-254-02)

21 B. A timeshare interest in as a portion of certain real property commonly known as  
22 and located at Hilton Grand Vacation Resort/Flamingo Hilton, Las Vegas, Nevada, bearing Clark  
23 County APN numbers 162-16-401-004, 162-16-401-005, and 162-16-401-006, more particularly  
24 described as follows:

A .023919% UNDIVIDED INTEREST IN THAT CERTAIN PARCEL OF REAL PROPERTY DESCRIBED IN PARCEL 1, WHICH IS DESCRIBED BELOW, HAVING AN UNDIVIDED INTEREST IN IDENTIFICATION NUMBER 5840 ("VACATION OWNERSHIP INTEREST") AND SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND VACATION OWNERSHIP INSTRUMENT DATED OCTOBER 13,

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1 1993, AND RECORDED ON OCTOBER 13, 1993 AS DOCUMENT  
2 NO. 00879, IN BOOK 931013, IN THE OFFICE OF THE CLARK  
3 COUNTY RECORDER ("DECLARATION").

4 GRANTEE HAS ACQUIRED A TYPE II VACATION OWNERSHIP INTEREST.

5 GRANTEE IS ENTITLED TO UTILIZE A 2 BEDROOM SUITE IN  
6 ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION.

7 EXCEPTING THEREFROM AND RESERVING UNTO THE  
8 GRANTOR AND ITS SUCCESSORS AND ASSIGNS ALL OIL, GAS,  
9 GEOTHERMAL ENERGY AND OTHER MINERALS, AS TO  
10 WHICH, HOWEVER, GRANTOR WAIVES ALL RIGHTS OF  
11 SURFACE ENTRY.

12 PARCEL 1:

13 THAT PORTION OF THE SOUTHWEST QUARTER(SW 1/4) OF  
14 THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 16,  
15 TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., DESCRIBED AS  
16 FOLLOWS:

17 PARCELS 2, 3, & 4

18 (2) AS SHOWN BY MAP THEREOF IN FILE 77 OF PARCEL  
19 MAPS, PAGE 4, IN THE OFFICE OF THE COUNTY RECORDER,  
20 CLARK COUNTY NEVADA.

21 TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR INGRESS  
22 AND EGRESS AS GRANTED BY AN INSTRUMENT ENTITLED  
23 "GRANT OF EASEMENT", RECORDED AUGUST 19, 1993 IN  
24 BOOK 93019 AS DOCUMENT NO. 00923 OF OFFICIAL RECORDS.

25 TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR  
26 INGRESS, EGRESS AND PARKING FACILITIES AS SET FORTH  
27 IN THAT CERTAIN EASEMENT FOR USE OF PARKING  
28 FACILITIES, DATED OCTOBER 13, 1993 BY AND BETWEEN  
FLAMINGO HILTON CORPORATION, A NEVADA  
CORPORATION AND HILTON GRAND VACATIONS  
DEVELOPMENT COMPANY-LAS VEGAS, A NEVADA GENERAL  
PARTNERSHIP, RECORDED OCTOBER 13, 1993 IN BOOK 931013  
AS DOCUMENT NO. 00882 OF OFFICIAL RECORDS.


TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR  
INGRESS, EGRESS AND SANITARY SEWER FACILITIES AND  
ALL OTHER UTILITY FACILITIES SET FORTH IN THE CERTAIN  
EASEMENT FOR ACCESS AND OTHER USES, DATED OCTOBER  
13, 1993, BY AND BETWEEN FLAMINGO HILTON  
CORPORATION, A NEVADA CORPORATION AND HILTON  
GRAND VACATIONS DEVELOPMENT COMPANY-LAS VEGAS,  
A NEVADA GENERAL PARTNERSHIP, RECORDED OCTOBER  
13, 1993 IN BOOK 931013 AS DOCUMENT NO. 00883 OF  
OFFICIAL RECORDS.

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

 BK- 0611  
PG- 4786  
0785377 Page: 5 Of 5 06/23/2011

DATED this 13<sup>th</sup> day of June, 2011.

  
DISTRICT COURT JUDGE

Submitted by:  
KELLY R. CHASE, ESQ.  
Nevada Bar #937  
P.O. Box 2800  
Minden NV 89423  
(775) 782-3099  
Attorney for Petitioner

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**ORIGINAL**

**CERTIFIED COPY**

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE 6/22/11  
TED THРАН Clerk of the 9th Judicial District Court  
of the State of Nevada, in and for the County of Douglas.

By  Deputy Page 4 of 4