

**Recording Requested By:**  
**And When Recorded Mail To:**  
Warren D. Wish  
c/o Raye Wong & Associates  
909 Laurel St.  
San Carlos, CA 94070  
Attention: Leticia G. Toledo

**DOC #** 798331  
03/06/2012 08:25AM Deputy: PK  
**OFFICIAL RECORD**  
Requested By:  
Stewart Vacation Ownership  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 8 Fee: \$21.00  
BK-312 PG-797 RPTT: 0.00



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Space above for Recorder's office

ORDER FOR ISSUANCE OF  
SPECIAL LETTERS OF ADMINISTRATION

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CASE NO. 11-PB-0126

DEPT. NO. II

**RECEIVED**

DEC - 5 2011

**FILED**

**DOUGLAS COUNTY  
DISTRICT COURT CLERK**

2011 DEC -5 PM 1:58

TED THUAN  
CLERK

**M. BIAGGINI** DEPUTY

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF DOUGLAS

In the Matter of the Estate of

SCOTT OWEN SINGER

Deceased.

**ORDER FOR ISSUANCE OF SPECIAL LETTERS OF ADMINISTRATION**

The Petition for Special Letters of Administration or in the Alternative to Set Aside Estate to Annette Singer without Administration Pursuant to NRS 146.070 came on regularly for hearing this 5<sup>th</sup> day of December, 2011. On proof made to the satisfaction of this Court, the Court finds:

1. That the Decedent, Scott Owen Singer, a.k.a. Scott O. Singer or Scott Singer, a resident of California, died intestate on October 28, 2009, leaving an estate in Nevada consisting of a 1/1989th interest in a time share located at David Walley's Resort in Douglas County, currently maintained by Trading Places International and the Walley's Property Owners Association, of which the Court has jurisdiction over;

2. That the Decedent's estate in California was admitted to probate in the Superior Court of California, County of San Mateo, Case No. P119502 on December 23, 2009 and Letters of Administration were issued to Warren D. Wish and Wendy F. Rosenthal;

3. That the Decedent had no spouse or children and is survived by his mother and a half sister, both of who reside in California and his half brother who resides in Nevada;

Dyer, Lawrence, Penrose, Flaherty, Donaldson & Prunty  
2805 Mountain Street  
Carson City, Nevada 89703  
(775) 885-1896

1 4. That Warren D. Wish, the half brother of the Decedent, is a resident of  
2 Nevada, is over the age of eighteen, and has never been convicted of a felony. Warren  
3 D. Wish is an appropriate person to be appointed Special Administrator under NRS  
4 139.040(1)(d) and NRS 140.020(3);

5 5. That no person appeared to contest the Petition for Special Letters of  
6 Administration or in the Alternative to Set Aside Estate to Annette Singer without  
7 Administration Pursuant to NRS 146.070;

8 6. That the Petition asserts that, given the current market conditions, that the  
9 Walley's Timeshare has no value and it cannot be sold because there is simply no interest  
10 in or too many timeshare properties on the market. Further, even if it had some nominal  
11 value, the costs involved in selling it are more then any nominal value it may have. The  
12 Petition asserts that the estate would have to pay up-front with a timeshare broker to have  
13 the Walley's Timeshare listed. That listing would cost \$950.00 to list in the timeshare sales  
14 directory. That directory has over 10,000 listings. Further, Walley's Resort has its own  
15 list of timeshares for sale and when Petitioner inquired regarding listing the Decedent's,  
16 they declined to do so because they have their own that they are attempting to sell.

17 7. That Annette Singer is elderly, lives in assisted living in Los Angeles, and will  
18 not use the Walley's Timeshare. Annette Singer has executed a California General  
19 Durable Power of Attorney in which she has appointed Warren D. Wish her attorney-in-  
20 fact.

21 8. That this Walley's Timeshare is otherwise subject to being set aside to  
22 Annette Singer without administration pursuant to NRS 146.070, the gross value of the  
23 Decedent's estate located in Nevada being less then \$100,000.

24 9. That Trading Places International and the Walley's Property Owners  
25 Association are willing to accept ownership of the Walley's Timeshare back, subject to the  
26 execution of a deed conveying said interest unto it. Mr. Wish as Mrs. Singers' attorney-in-  
27 fact believes a transfer of the Walley's Timeshare to Trading Places International and the

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1 Walley's Property Owners Association would be in her best interest as it cannot be sold  
2 and it is not being used by her.

3 10. That the Petition requests that Warren D. Wish be named Special  
4 Administrator and Letters of Special Administration be issued to him for the purpose of  
5 executing a deed in order to convey the Walley's Timeshare to the Walley's Property  
6 Owners Association, its agents, assignees or other representatives. The Petitioner further  
7 requests that upon the conveyance being accepted by Walley's Property Owners  
8 Association, a deed being recorded with the Douglas County Recorder, and the Petitioner  
9 reporting to the Court the accomplishment of this purpose, that the Letters of Special  
10 Administration terminate and the Petition for Administration of the Estate be dismissed.

11 11. NRS 140.010 provides:

12 The court shall appoint a special administrator . . . to exercise such  
13 other powers as may be necessary to preserve the estate:

14 . . . .

15 6. If there may be no assets subject to administration but good cause  
16 exists for the appointment of a personal representative of the decedent.

17 7. In any other property case.

18 12. That Notice of the hearing on this matter has been given as required by  
19 Nevada law.

20 Therefore, the Court having found that the facts alleged in the Petition are true,  
21 enters the following order:

22 IT IS HEREBY ORDERED:

23 1. That Warren D. Wish is appointed Special Administrator of the Estate of  
24 Scott Owen Singer, deceased, for the purpose of transferring the Walley's Timeshare held  
25 in the name of Scott Singer, with a legal description described in Exhibit "1" attached  
26 hereto and herein incorporated by reference, to Walley's Property Owners Association  
(David Walley's Resort), its agents, assignees or representatives.

27 2. That Warren D. Wish is authorized to exercise such other powers as are  
28 conferred upon him by reason of this special appointment, including but not limited to, the

1 preparation or execution of a deed and recording of a deed and/or any other document or  
2 other papers necessary in order to transfer or assign ownership of the Walley's Time share  
3 from the Deceased Scott Owen Singer, a.k.a. Scott O. Singer or Scott Singer to Walley's  
4 Property Owners Association (David Walley's Resort).

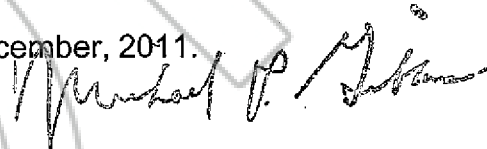
5 3. That upon taking the oath required by law, Letters of Special Administration  
6 shall be issued to Warren D. Wish.

7 4. That upon the transfer of the Walley's Timeshare to Walley's Property  
8 Owners Association (David Walley's Resort), its agents, assignees or representatives and  
9 the Special Administrator reporting to the Court the accomplishment of this purpose, the  
10 Letters of Special Administration shall terminate and the Petition for Administration of the  
11 Estate be dismissed.

12 5. The Court finds that a bond is unnecessary and dispenses with the  
13 requirement of a bond and orders the Petitioner to serve as Special Administrator without  
14 a bond.

15 6. The Court authorizes the payment of attorneys fees and costs in an amount  
16 not to exceed \$2,600 dollars.

17 DATED this 5<sup>th</sup> day of December, 2011.



18  
19 DISTRICT JUDGE

20  
21  
22 SUBMITTED BY:

23 DYER, LAWRENCE, PENROSE  
24 FLAHERTY, DONALDSON & PRUNTY

25   
26 SANDRA G. LAWRENCE

27  
28 F:\cases\cases11\11250\111130.order.special.ltrs.wpd



EXHIBIT "1."  
(WALLEY'S)

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows:

An undivided 1/1989th interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL E-1 of the Final Subdivision Map LDA #98-05 for DAVID WALLEY'S RESORT, a Commercial Subdivision, filed for record with the Douglas County Recorder on October 19, 2000, in Book 1000, at page 3464, as Document No. 501638, and by Certificate of Amendment recorded November 3, 2000 in Book 1100, Page 467, as Document No. 502689, Official Records of Douglas County, Nevada.

Together with a permanent non-exclusive easement for utilities and access, for the benefit of Parcel E-1, as set forth in Quitclaim Deed recorded September 17, 1998 in Book 998, Page 3250 as Document No. 449574, Official Records, Douglas County, Nevada.

Together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort recorded September 23, 1998 as Document No. 0449993, and as amended by Document Nos. 0466255, 0485265, 0489957, 0509920 and 0521436, and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a STANDARD UNIT each year in accordance with said Declaration.

A Portion of APN 1319-15-000-015

REQUESTED BY  
Stewart Title of Douglas County  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

2003 JAN -3 AM 10:45

LINDA SLATER  
RECORDER

\$15<sup>00</sup> PAID *KJ* DEPUTY

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2011 DEC -5 PM 2:00

TED THUAN  
CLERK

**M. BIAGGINI** - DEPUTY

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
IN AND FOR THE COUNTY OF DOUGLAS

IN THE MATTER OF THE ESTATE OF  
SCOTT OWEN SINGER  
Deceased.

**LETTERS OF SPECIAL ADMINISTRATION**

This is to certify that by an Order of the above-named Court made and entered on the 5<sup>th</sup> day of December, 2011, Warren D. Wish was appointed Special Administrator of the Estate of Scott Owen Singer, a.k.a. Scott O. Singer or Scott Singer, deceased, by virtue of which these letters are issued on the 5<sup>th</sup> day of December, 2011, having so qualified.

That Warren D. Wish is appointed Special Administrator of the Estate of Scott Owen Singer, deceased, for the purpose of transferring the Walley's Timeshare held in the name of Scott Singer to Walley's Property Owners Association (David Walley's Resort), its agents, assignees or representatives and is authorized by reason of this special appointment, including but not limited to, prepare or execute a deed and record a deed and/or any other document or other papers necessary in order to transfer or assign ownership of the Walley's Time share from the Deceased to the said Walley's Property Owners Association (David Walley's Resort).

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Dyer, Lawrence, Penrose, Flaherty, Donaldson & Prunty  
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Carson City, Nevada 89703  
(775) 885-1896



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Witness my official signature and the seal of the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, this 5<sup>th</sup> day of December, 2011.

CLERK OF THE COURT

By: **M. BIAGGINI**

DEPUTY CLERK

Dyer, Lawrence, Penrose, Flaherty, Donaldson & Prunty  
2805 Mountain Street  
Carson City, Nevada 89703  
(775) 885-1896

**COPIES**

**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 12/5/11

TED THRAN Clerk of the 9th Judicial District Court of the State of Nevada, in and for the County of Douglas.

By  Deputy