

Assessor's Parcel Number: 1319-30-519-005

Recording Requested By:

Name: Teresa I. Oatley

Address: 1347 Montana Dr

City/State/Zip Concord, CA 94521

Real Property Transfer Tax:

\$ _____

Doc Number: **0845984**

07/11/2014 10:38 AM

OFFICIAL RECORDS

Requested By:
KELLY CHASE, ESQ

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 4 Fee: \$ 17.00

Bk: 0714 Pg: 2126



Deputy: SD

ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

RECEIVED

JUL - 7 2014

**DOUGLAS COUNTY
DISTRICT COURT**

1 Case No. 14PB0051

2 Dept. I

FILED

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

2014 JUL -8 PM 3: 01

TED THIRAN
CLERK

BY **D. GOELZ** 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 JAMES JOHN WEYLAND

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 October 31, 2001 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 JAMES JOHN WEYLAND,
25 deceased, 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 property shall be distributed to,
2 and the title thereof shall vest absolutely in, and the same is hereby assigned and set aside to, and the
3 title thereof shall vest absolutely in the JAMES J. WEYLAND REVOCABLE TRUST.

4 4. The real property of the Decedent's estate which is hereby set aside to the afore-named
5 JAMES J. WEYLAND REVOCABLE TRUST consists of the following single asset commonly known
6 as a timeshare interest in, as a portion of, certain real property commonly known as THE RIDGE
7 TAHOE, and located at Tahoe Village, Douglas County, Nevada, bearing Douglas County APN 1319-
8 30-519-005 (PTN) (hereinafter, the "Property"), more particularly described as follows:

9 A timeshare estate comprised of:

10 An undivided 1/51st interest as tenants in common in and to that certain real property
11 and improvements as follows: (A) An undivided 1/48ths interest in and to Lot 42 as
12 shown on Tahoe Village Unit No. 3-14th, Amended Map, recorded April 1, 1994, as
13 Document No. 333985, Official Records of Douglas County, State of Nevada, excepting
14 therefrom Units 255 through 302 (inclusive) as shown on said map; and (B) Unit No.
15 277 as shown and defined on said map; together with those easements appurtenant
16 thereto and such easements described in the Fourth Amended and Restated Declaration
17 of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded
18 February 14, 1984, as Document No. 096758, as amended, and in the Declaration of
19 Annexation of The Ridge Tahoe Phase Seven recorded April 26, 1995, as Document
20 No. 360927, as amended by Amended and Restated Declaration of Annexation of Th
21 e Ridge Tahoe Phase Seven, recorded May 4, 1995, as Document No. 361461, and as
22 described in the First Amended Recitation of Easements Affecting The Ridge Tahoe
23 recorded June 9, 1995 as Document No. 363815, and subject to said Declarations; with
24 the exclusive right to use said interest, in Lot 42 only, for one week each year in
25 accordance with said Declarations.

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

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

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

26 ///
27 ///
28 ///

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

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

3 DATED this 8 day of July, 2014.

4
5 
6 DISTRICT COURT JUDGE

7
8
9
10 Submitted by:
11 KELLY R. CHASE, ESQ.
12 Nevada Bar #937
13 P.O. Box 2800
14 Minden NV 89423
15 (775) 782-3099
16 Attorney for Petitioner

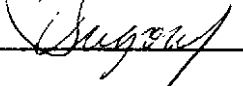
17
18
19
20
21
22
23
24
25
26
27
28
Law Office of Kelly R. Chase
P.O. Box 2800, Minden, NV 89423
Telephone: (775) 782-3099 Fax: (775) 782-3082

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 7/10/14

TED THRAN Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas Page 3 of 3

By  Deputy