

17
Assessor's Parcel Number: 1319-30-519-005

Recording Requested By:

Name: Law Office of Kelly R Chase

Address: PO Box 2800

City/State/Zip Minden, NV 89423

Real Property Transfer Tax:

\$ _____

DOUGLAS COUNTY, NV **2014-854517**

Rec:\$17.00

Total:\$17.00

12/16/2014 01:10 PM

KELLY R CHASE, ESQ

Pgs=5



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KAREN ELLISON, RECORDER

E03

AMENDED 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.

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FILED

DEC - 4 2014

**Douglas County
District Court Dept. 2**

2014 DEC 11 PM 2: 23

**BOBBIE R. WILLIAMS
CLERK**

D. HECIMOVICH

1 Case No. 14-PB-0051

2 Dept. I

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

5
6 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**
7 **IN AND FOR THE COUNTY OF DOUGLAS**
8

9 In the Matter of the Estate of
10 JAMES JOHN WEYLAND

**AMENDED ORDER TO SET
ASIDE ESTATE WITHOUT
ADMINISTRATION**

11 Deceased
12 _____ /
13

14 This Order hereby amends that certain "Order to Set Aside Estate Without Administration"
15 entered herein on July 8, 2014, and recorded July 11, 2014 as Document No. 0845984, Official Records
16 of the Douglas County Recorder's Office, Douglas County, Nevada.

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

22 The Court finds that the gross value of the Nevada estate of the decedent, after deducting any
23 encumbrances, does not exceed \$100,000.00, that this is a proper case for the whole of the estate to be
24 set aside pursuant to NRS 146.070, and that said estate shall be distributed according to the terms and
25 provisions of the Will of the decedent dated February 24, 2010, duly filed herein. On the basis of the
26 evidence presented, the Court hereby concludes as follows:

27 1. The real property that is subject to the administration of the Decedent's estate consists
28 of the following single asset commonly known as a timeshare interest in, as a portion of, certain real

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

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Telephone: (775) 782-3099 Fax: (775) 782-3082

1 property commonly known as THE RIDGE TAHOE , and located at Tahoe Village, Douglas County,
2 Nevada, bearing Douglas County APN 1319-30-519-005 (PTN) (herein, the "Property"), more
3 particularly described as follows:

4 A timeshare estate comprised of:

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

21 Together with a 13-foot wide easement located within a portion of Section 30, Township
22 13 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly
23 described as follows:

24 BEGINNING at the Northwest corner of this easement said point bears S.
25 43°19'06" E., 472.67 feet from Control Point "C" as shown on the Tahoe Village Unit
26 No. 3, 13th Amended Map, Document No. 269053 of the Douglas County Recorder's
27 Office;

28 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.

2. Title to the Property was conveyed to and held by the Decedent and his spouse as
"JAMES J. WEYLAND and COLLEEN L. WEYLAND, husband and wife as joint tenants with right
of survivorship" as set forth in that certain Grant, Bargain and Sale Deed recorded September 11, 1995,
as Document Number 370111 in the Official Records of Douglas County, Nevada.

3. The spouse of the Decedent, COLLEEN LOUISE WEYLAND, predeceased the
Decedent and died on the 7th day of May, 2004, in Concord, County of Contra Costa , State of
California, and at the time of her death, she was a resident of Concord, County of Contra Costa , State
of California.

1 4. By virtue of the operation of law pertaining to joint tenants, all right, title, and interest
2 in and to the subject Property was and became vested in Decedent as his sole and separate property as
3 of the date of death of Decedent's spouse as set forth above.

4 IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED by the Court that the estate
5 not be administered upon, but that the whole of the Nevada estate of said JAMES JOHN WEYLAND,
6 deceased, be, and the same is hereby, assigned and set apart in the following order:

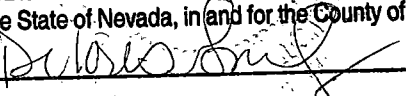
- 7 1. To the payment of funeral expenses, expenses of last illness, and money owed to the
8 Department of Health and Human Services as a result of payment of benefits for Medicaid, if any;
9 2. To the payment of creditors of the estate; and,
10 3. Any balance remaining and the title to the Property described above shall be distributed
11 to, and the same is hereby assigned and set aside to, and the title shall vest absolutely in, the JAMES
12 J. WEYLAND REVOCABLE TRUST.

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

15 DATED this 11 day of December, 2014.

16
17 
18 _____
19 DISTRICT COURT JUDGE

20
21
22 Submitted by:
23 KELLY R. CHASE, ESQ.
24 Nevada Bar #937
25 P.O. Box 2800
26 Minden NV 89423
27 (775) 782-3099
28 Attorney for Petitioner

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 December 16, 2014
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By  Deputy

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

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1319-30-519-005
b) _____
c) _____
d) _____

2. Type of Property:
a) Vacant Land b) Single Fam. Res.
c) Condo/Twnhse d) 2-4 Plex
e) Apt. Bldg f) Comm'l/Ind'l
g) Agricultural h) Mobile Home
i) Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ _____
Deed in Lieu of Foreclosure Only (value of property) (_____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # 3
b. Explain Reason for Exemption: Transfer to trust upon death - per court order

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Handwritten Signature] Capacity Assistant

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

James J. Weyland
Print Name: _____
Address: PO Box 2800
City: Minden
State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: James J. Weyland Revocable Trust
Address: PO Box 2800
City: Minden
State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)**

Print Name: Kelly Chase Escrow # _____
Address: PO Box 2800
City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)