

16-
APN: Portion of: 1319-30-722-008

RECORDING REQUESTED BY/
WHEN RECORDED MAIL TO

JOAN C. WRIGHT
ALLISON MacKENZIE, LTD.
402 North Division Street
P.O. Box 646
Carson City, NV 89702

MAIL TAX STATEMENT TO:
RESORTS WEST
P.O. Box 5790
Stateline, NV 89449

DOUGLAS COUNTY, NV **2015-860648**

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ALLISON MACKENZIE PAVLAKIS

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KAREN ELLISON, RECORDER

E05

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The party executing this document hereby affirms
that this document submitted for recording does
not contain the social security number of any
person or persons pursuant to NRS 239B.030



JOAN C. WRIGHT

TITLE OF DOCUMENT

ORDER GRANTING PETITION TO SET ASIDE ESTATE

1 CASE NO. 15-PB-0024

RECEIVED

FILED

2 DEPT NO. II

MAR 23 2015

2015 MAR 23 PM 2:40

**Douglas County
District Court Clerk**

**BOBBIE R. WILLIAMS
CLERK**

**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)

ORDER GRANTING PETITION
TO SET ASIDE ESTATE
WITHOUT ADMINISTRATION

10 OF)

11 BETTY JEANNE CANFIELD RANDALL,)
Deceased.)

13 JEANNE MARIE RANDALL HOOK aka JEANNE MARIE HOOK by and through
14 her counsel, ALLISON MacKENZIE, LTD., having filed its Petition to Set Aside Estate Without
15 Administration, and a hearing thereon having been had in open Court, due notice of which was
16 proved; and no person objecting; and the Court having reviewed the evidence, read the papers, and
17 considered the matter; and it appearing:

18 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED

19 as follows:

20 1. That the Nevada estate does not exceed One Hundred Thousand and No/100
21 Dollars (\$100,000.00);

22 2. That the Last Will and Testament dated April 30, 1996, is hereby proved to
23 be the decedent's Last Will and Testament;

24 3. That the interest of the decedent in the state of Nevada at the time of her death
25 in the hereinafter described real property is hereby set aside to JEANNE MARIE HOOK, in
26 accordance with Article Two of the Last Will and Testament of BETTY JEAN CANFIELD
27 RANDALL, and the Agreement of Heirs as follows:

28 ///

1 All that real property situated in the County of Douglas, State of Nevada more
2 particularly described as follows:

3 An undivided 1/51st interest as tenants in common in and to that certain real
4 property and improvements as follows: (A) An undivided 1/20th interest in and
5 to Lot 32 as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded
6 December 31, 1991, as Document No. 268097, re-recorded as Document No.
7 269053, Official Records of Douglas County, State of Nevada, excepting
8 therefrom Units 101 through 120 (inclusive) as shown on Tahoe Village Unit No.
9 3, Fifth Amended Map, recorded October 29, 1981, as Document No. 61612, as
10 corrected by Certificate of Amendment recorded November 23, 1981, as
11 Document No. 62661; and (B) Unit No. 108 as shown and defined on said last
12 mentioned map as corrected by said Certificate of Amendment; together with
13 those easements appurtenant thereto and such easements described in the
14 Fourth Amended and Restated Declaration of Time Share Covenants,
15 Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984,
16 as Document No. 096758, as amended, and as described in the Recitation of
17 Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document
18 No. 271619, and subject to said Declarations; with the exclusive right to use said
19 interest in Lots 31, 32 or 33 only, for one week each year in the Swing
20 "Season" as defined in and in accordance with said Declarations.

21 A Portion of APN: 1319-30-722-008

22 DATED this 23 day of March, 2015.

23 David Randall
24 DISTRICT JUDGE

25 Submitted by:

26 ALLISON MacKENZIE, LTD.
27 402 North Division Street
28 P.O. Box 646
Carson City, NV 89702

By:

Joan C. Wright
JOAN C. WRIGHT, ESQ.
Attorneys for Petitioner,
JEANNE MARIE RANDALL HOOK
aka JEANNE MARIE HOOK

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 April 14, 2015
BOBBIE R. WILLIAMS, Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By Bobbie R. Williams Deputy

State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

- a) 1319-30-722-008
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other Timeshare _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sales Price of Property:

\$ EXEMPT

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: \$ EXEMPT

Real Property Transfer Tax Due: \$ EXEMPT

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 5
- b. Explain Reason for Exemption: transfer from mother's estate to daughter

5. Partial Interest: Percentage being transferred: _____ %

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 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 [Signature] Capacity [Signature]
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
REQUIRED

Print Name: Estate of Betty Jean Canfield Randall

Address: 6731 Altamore Drive

City: Los Angeles

State: CA Zip: 90045

BUYER (GRANTEE) INFORMATION
REQUIRED

Print Name: Jeanne Marie Hook

Address: 6731 Altamore Drive

City: Los Angeles

State: CA Zip: 90045

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow #

Address: 402 North Division Street, P.O. Box 646

City: Carson City State NV Zip 89702