



KAREN ELLISON, RECORDER

E05

APN: 42-286-11

When Recorded, Please Return To:

Heritage Law Group, P.C.
1625 Highway 88, Suite 304
Minden, Nevada 89423

Mail Future Tax Statements To:

Mr. Kevin Van Uden
8321 Canteen Circle
Fredericksburg, VA 22407

PERSONAL REPRESENTATIVE'S DEED

Kevin R. Van Uden as the Personal Representative of the Estate of Leo Van Uden, Deceased, does hereby remise, release and forever quitclaim and transfer all interest which Decedent had at the time of his death and all the right, title and interest that the Estate may have subsequently acquired by operation of law, or otherwise, in APN 42-286-11, to Kevin R. Van Uden and Mark A. Van Uden, as tenants in common, of the real property situated in Douglas County, Nevada, more precisely described as:

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan Recorded July 14, 1988, as Documents No. 182057; and (B) Unit No. 169 as shown and defined on said Condominium Plan; 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 Documents No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Documents No. 184461, as amended, and as described in the Recitation of Easement 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 37 only, for one week each year in the Prime "Season" as defined in and in accordance with said Declarations.


A portion of APN: 42-286-11

Pursuant to NRS 111.312, the above legal description previously appeared in The Ridge Tahoe Grant, Bargain, Sale Deed No. 359106 recorded on March 17, 1995.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

Attached hereto is a copy of the *Order Confirming Petition For Ancillary Set Aside Probate Without Administration* that was rendered by the Ninth Judicial District Court of the State of Nevada, in and for Douglas County, made and entered into the record on May 5, 2015, the notices given and the proceedings had, in the matter of the Estate of Leo Van Uden, deceased, in Case 15-PB-0035 and this Deed if given pursuant to those proceedings and Order.

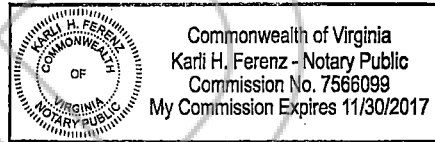
Date: May 29, 2015.


Kevin R. Van Uden

State of Virginia)
County of Frederickburg
City 2473

This instrument was acknowledged before me on May 29, 2015 by Kevin R. Van Uden.

Signature Karli H. Ferez
Notary Public



RECEIVED

MAY 12 2015

Douglas County
District Court Clerk

FILED

2015 MAY 13 PM 3:34

BOBBIE R. WILLIAMS
CLERK

BY THE CLERK DEPUTY

1 Cassandra G. Jones, Esq.
2 Bar No.: 8518
3 1625 Highway 88, Suite 304
4 Minden, Nevada 89423
5 775-782-0040

Attorney for Petitioner

6 The undersigned affirms that this document does not
7 contain personal information, pursuant to NRS 603A.040

8 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

9 IN AND FOR THE COUNTY OF DOUGLAS

10 *****

11 In the Estate of)

12 LEO VAN UDEN,)

13 Deceased.)

14 Case No. 15-PB-0035

15 Dept. I

16 **ORDER CONFIRMING PETITION FOR ANCILLARY**
17 **SET ASIDE PROBATE WITHOUT ADMINISTRATION**

18 THIS MATTER came before the Court upon Petitioner Kevin Van Uden's *Petition for*
19 *Ancillary Set Aside Probate Without Administration*, filed with the Court on April 6, 2015. The
20 Court held a Hearing on May 5, 2015.

21 THIS COURT FINDS THAT notice of the Hearing was given as required by law, and the
22 Court having reviewed the evidence finds that the facts alleged in said *Petition* are true and
23 correct, and that the *Petition* should be granted.

24 GOOD CAUSE APPEARING, and after considering the entirety of circumstances, the
25 Court now finds:

1. That all notices have been provided as required by law;

2. That the gross value of the Nevada estate of the Decedent does not exceed

One Hundred Thousand Dollars (\$100,000.00);

1 3. That there are no liens or mortgages recorded against the real property of the
2 Decedent at the date of Decedent's death

3 4. That there are no debts of the Decedent in the State of Nevada; and

4 5. That all other legally required acts in the State of Nevada have been performed.

5 It is hereby ORDERED, ADJUDGED and DECREDD that:

6 1. The Petitioner is granted authority to execute documentation necessary for
7 administering the affairs listed in the *Petition for Ancillary to Set Aside Probate Estate Without*
8 *Administration*, including but not limited to: transferring the Decedent's 1/2 interest in the Ridge
9 Tahoe Time Share, a portion in APN 42-286-11, in equal shares to Kevin R. Van Uden, a
10 single man, and Mark A. Van Uden, a single man, as tenants in common with each receiving a
11 1/2 interest of the Decedent's 1/2 interest in the property described as:

12 An undivided 1/51st interest as tenants in common in and to that certain real
13 property and improvements as follows: (A) An undivided 1/106th interest in and to
14 Lot 37 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded
15 December 31, 1991, as Document No. 268097, rerecorded as Document No.
16 269053, Official Records of Douglas County, State of Nevada, excepting
17 therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive)
18 as shown on that certain Condominium Plan Recorded July 14, 1988, as
19 Documents No. 182057; and (B) Unit No. 169 as shown and defined on said
20 Condominium Plan; together with those easements appurtenant thereto and such
21 easements described in the Fourth Amended and Restated Declaration of Time
22 Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded
23 February 14, 1984, as Documents No. 096758, as amended, and in the
24 Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18,
25 1988, as Documents No. 184461, as amended, and as described in the Recitation
of Easement 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 37 only, for one week each year in the Prime "Season"
as defined in and in accordance with said Declarations.

A portion of APN: 42-286-11

Pursuant to NRS 111.312, the above legal description previously appeared in The Ridge
Tahoe Grant, Bargain, Sale Deed No. 359106 recorded on March 17, 1995.

**State of Nevada
Declaration of Value**

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

1. Assessor Parcel Number(s)
a) 42-286-11
b) _____
c) _____

2 Type of Property:

- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input checked="" type="checkbox"/> Other: <i>Limeshare</i> | |

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: 5

b. Explain Reason for Exemption: A transfer of real property to Kevin R. Van Uden and Marl A. Van Uden, who are the sons of Leo Van Uden, Deceased, pursuant to Court Order dated May 13, 2015.

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 therein. 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: *Lamone L. Moyle* Capacity: Paralegal

SELLER (GRANTOR) INFORMATION - REQUIRED
Name: Leo Van Uden

Address: 8321 Canteen Circle
City, State, ZIP: Fredericksburg, VA
22407

BUYER (GRANTEE) INFORMATION - REQUIRED
Name: Kevin R. Van Uden and Mark A. Van Uden

Address: 8321 Canteen Circle
City, State, ZIP: Fredericksburg, VA 22407

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

Print Name: Heritage Law Group, P.C.
Address: 1625 Highway 88, Suite 304
City, State, ZIP: Carson City, NV 89701

Escrow # _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)