

A.P.N. 1319-30-643-033

WHEN RECORDED RETURN TO:

Lee A. Drizin, Esq.
Lee A. Drizin, Chtd.
2460 Professional Court, Ste. 110
Las Vegas, Nevada 89128

MAIL TAX STATEMENTS TO:

Aaron Scott Gehrich
6525 8th Avenue North
St. Petersburg, FL 33710



00021861201508692900120128

KAREN ELLISON, RECORDER

PERSONAL REPRESENTATIVE'S DEED

AARON SCOTT GEHRICH, Successor Personal Representative of the Estate of DAVID LEE GEHRICH (the "Decedent"), appointed on the 5th day of May, 2015 in the Eighth Judicial District Court, Case No. P-15-083755-E, for valuable consideration, the receipt of which is hereby acknowledged and pursuant to an Order of the Court dated May 5, 2015 attached hereto as **Exhibit "A"**, does hereby Grant, Bargain, Sell and Convey to AARON SCOTT GEHRICH, all the right, title, and interest of the Decedent in and to the real property in Douglas County, Nevada, bounded and described as follows:

The Ridge Tahoe, Terrace Building, Every Year Use, Week #28-028-43-01, Stateline, NV 89449. See **Exhibit "B"** attached hereto and by this reference made a part hereof

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated this 13 day of August, 2015.

AARON SCOTT GEHRICH, Successor
Personal Representative of the
Estate of DAVID LEE GEHRICH

STATE OF Colorado)
COUNTY OF Denver)

ss.

This instrument was acknowledged before me, this
13 day of Aug., 2015, by AARON SCOTT
GEHRICH
WITNESS my hand and official seal.

NOTARY PUBLIC

LAUREN F. DURAN
Notary Public
State of Colorado
Notary ID 20124058010
My Commission Expires Sep 26, 2016

COPY

EXHIBIT "A"

1 INTERROGATORY No. 19:

2 In the event that you denied any Request for Admission
3 served contemporaneously herewith, state with specificity each
4 and every reason for denial of such.

5 DATED this 18 day of July, 2007.

6 OLSON, CANNON, GORMLEY &
7 DESRUISSEAUX

8
9 By 

10 MICHAEL E. STOBERSKI, ESQ.
11 Nevada Bar No. 004762
12 ANNE E. PIERONI, ESQ.
13 Nevada Bar No. 009650
14 9950 West Cheyenne Avenue
15 Las Vegas, Nevada 89129
16 Attorneys for Defendant AMERICANA
17 LLC dba PRUDENTIAL AMERICANA
18 GROUP REALTORS.
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Law Offices of
OLSON, CANNON, GORMLEY & DESRUISSEAUX
A Professional Corporation
9950 West Cheyenne Avenue
Las Vegas, Nevada 89129
(702) 384-4012 Telecopier (702) 383-0701

Alvin D. Quinn
CLERK OF THE COURT

1 **ORDR**
2 LEE A. DRIZIN, ESQ.
3 Nevada Bar No. 4971
4 **LEE A. DRIZIN, CHTD.**
5 2460 Professional Court, Suite 110
6 Las Vegas, Nevada 89128
7 (702) 798-4955 FAX (702) 798-5955
8 lee@leedrizin.com
9 Attorneys for Successor Personal Representative

DISTRICT COURT
FAMILY DIVISION
CLARK COUNTY, NEVADA

10 In the Matter of the Estate of
11 **DAVID LEE GEHRICH,**
12 Deceased.

Case No.: **P-15-083755-E**
Dept. No.: **H**

DATE OF HEARING: July 17, 2015
TIME OF HEARING: 9:30 a.m.

**ORDER SETTLING FIRST AND FINAL ACCOUNT, FOR APPROVAL
OF ATTORNEY'S FEES AND FOR DECREE OF FINAL DISTRIBUTION**

14 The Petition for Settlement of First and Final Account, for Approval of Attorney's
15 Fees and for Decree of Final Distribution having come on for hearing before the above-
16 entitled Court on the date and time noted above, there being no objection to the Petition,
17 and it appearing to the Court that:

18 1. Due and proper notice of this hearing has been given in the manner
19 prescribed by law.

20 2. The Account is in all respects true and correct and that the residue of the
21 Estate in the hands of the Successor Personal Representative at the time of filing said
22 account is as set forth in said account filed herein.

23 3. Due and legal notice to the creditors of the Estate has been given in the
24 manner and for the time required by law, and no creditor's claims have been filed.

25 4. The Successor Personal Representative filed an Inventory, Appraisal and
26 Record of Value on April 15, 2015, which lists all of the assets of the Decedent's Estate
27 which are known to the Petitioner and which have come into the Petitioner's possession.

28 5. The balance of the account of the Successor Personal Representative as of

DISPOSITIONS

- Voluntary Dismissal
- Transferred (before/during trial)
- Involuntary (statutory) Dismissal
- Judgment on Arbitration Award
- Stipulated Dismissal
- Stipulated Judgment
- Summary Judgment
- Non-Jury (bench) Trial
- Jury Trial

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1 June 15, 2015, is \$109,050.00.

2 6. The law firm of LEE A. DRIZIN, CHTD. has rendered legal services on behalf
3 of the Administrator, and the law firm of LEE A. DRIZIN, CHTD. should be awarded their
4 fees in the sum of \$7,960.38, together with any costs advanced..

5 7. The Order Confirming Sale of Real Property entered on April 3, 2015 to be
6 vacated due to the fact that the Buyer could not meet the terms of the Purchase
7 Agreement and had to cancel the sale.

8 8. The Successor Personal Representative be authorized to execute a Personal
9 Representative's Deed conveying the timeshare located at The Ridge Tahoe Terrace
10 Building, Stateline, NV 89449 legally described as follows:

11
12 An undivided 1/51st interest as tenants in common in and to that
13 certain real property and improvements as follows: (A) An undivided 1/50th
14 interest in and to Lot 28 as shown on Tahoe Village Unit No. 3 - 13th
15 Amended Map, recorded December 31, 1991, as Document No. 268097, re-
16 recorded as Document No. 269053, Official Records of Douglas County,
17 State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as
18 shown on said map; and (B) Unit No. 028 as shown and defined on said
19 map; together with those easements appurtenant thereto and such
20 easements described in the Fourth Amended and Restated Declaration of
21 Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe
22 recorded February 14, 1984, as Document No. 096758, as amended, and
23 in the Declaration of Annexation of The Ridge Tahoe Phase Six, recorded
24 December 18, 1990, as Document No. 241238, as amended by Amended
25 Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February
26 25, 1992, as Document No. 271727, and as described in the Recitation of
27 Easements Affecting the Ridge Tahoe recorded February 24, 1992, as
28 Document No. 271619, and subject to said Declarations; with the exclusive
right to use said interest, in Lot 28 only, for one week each year in
accordance with said Declarations.

APN: 131 -30-643-033

to AARON SCOTT GEHRICH, the son of the Decedent;

9. The Successor Personal Representative be authorized to execute an
Personal Representative's Deed conveying the real property located at 5855 Valley Dr.,
Unit 2087, Las Vegas, No. Las Vegas, NV 89031 legally described as follows:

One (1) allocated interest (Except Association Property) as tenants in
common in the Common Element within Jasmine-Unit 1 (a Condominium

1 Development and Common Interest Community) as shown by map thereof
2 on file in book 104 of Plats, Page 79, in the Office of the County Recorder of
3 Clark County, Nevada, as Phases are Annexed, the allocated interest for
4 each Unit will be a fraction, the numerator of which will be One (1), and the
5 denominator, of which will be the total of all Units in all Phases that become
6 subject to all Declaration.

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Excepting Therefrom all Living Units and Association Property of **Jasmine-
Unit 1** (a Condominium Development and Common Interest Community).

And Reserving Therefrom the right of possession of all those areas
designated as Limited Common Elements as shown upon the Plat referred
to above.

And Further Reserving Therefrom for the benefit of the owners
condominiums in subsequent Phases, non-exclusive easement on over and
across the Association areas as defined as shown upon the Plat referred to
above for ingress, egress and shown recreational use, subject to the
Declaration of Covenants, Conditions and Restrictions for "**Jasmine
Condominiums**" as common interest Condominium Development Recorded
September 24, 2002 in Book 20020924 as Document No. 01923 as the
same may from time to time be amended and/or supplemented.

Parcel II:

Living Unit 6, in Building 18, of **Jasmine Condominiums**, as shown by map
thereof on file in Book 104 of Plats, Page 79 in the Office of the County
Recorder of Clark County, Nevada.

Parcel III:

The exclusive right to use, possessions and occupancy of those portions of
the Limited Common Elements upon the Plat as balconies, stairway/entry,
storage area and assigned Parking/Garage spaces (Limited Common
Element), which are appurtenant to and for the exclusive use of Parcel II:

Parcel IV:

A non-exclusive easement on and over the Association Property (as defined
in the declaration) for access, use, enjoyment, ingress, egress and use of the
amenities located thereon, subject to the terms and provisions of the
Declaration. This easement is appurtenant to Parcel I, II and III above
described.

APN: 124-30-310-078

to DAVID LAINE GEHRICH and AARON SCOTT GEHRICH, as tenants in common.

IT IS HEREBY ORDERED that the First and Final Account is approved and settled
by this Court, and all actions taken by the Personal Representative as set forth herein are

1 ratified and approved;

2 **IT IS FURTHER ORDERED** that the prepayment of the fees and costs listed herein
3 is confirmed, and the Personal Representative is further authorized and directed to pay
4 \$7,960.38 to the law firm of LEE A. DRIZIN, CHTD., as and for the outstanding balance
5 of attorney's fees due, which includes a reimbursement of costs and expenses advanced
6 by the firm;

7 **IT IS FURTHER ORDERED** that the Court vacate the Order Confirming the Sale of
8 Real Property entered on April 3, 2015.

9 **IT IS FURTHER ORDERED** that the Successor Personal Representative is
10 authorized to execute a Personal Representative's Deed conveying the timeshare located
11 at The Ridge Tahoe Terrace Building, Stateline, NV 89449 legally described as follows:

12
13 An undivided 1/51st interest as tenants in common in and to that
14 certain real property and improvements as follows: (A) An undivided 1/50th
15 interest in and to Lot 28 as shown on Tahoe Village Unit No. 3 - 13th
16 Amended Map, recorded December 31, 1991, as Document No. 268097, re-
17 recorded as Document No. 269053, Official Records of Douglas County,
18 State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as
19 shown on said map; and (B) Unit No. 028 as shown and defined on said
20 map; together with those easements appurtenant thereto and such
21 easements described in the Fourth Amended and Restated Declaration of
22 Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe
23 recorded February 14, 1984, as Document No. 096758, as amended, and
24 in the Declaration of Annexation of The Ridge Tahoe Phase Six, recorded
25 December 18, 1990, as Document No. 241238, as amended by Amended
26 Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February
27 25, 1992, as Document No. 271727, and as described in the Recitation of
28 Easements 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 28 only, for one week each year in
accordance with said Declarations.

APN: 131 -30-643-033

to AARON SCOTT GEHRICH, the son of the Decedent;

25 **IT IS FURTHER ORDERED** that the Successor Personal Representative is
26 authorized to execute an Personal Representative's Deed conveying the real property
27 located at 5855 Valley Dr., Unit 2087, Las Vegas, No. Las Vegas, NV 89031 legally

1 described as follows:

2 One (1) allocated interest (Except Association Property) as tenants in
3 common in the Common Element within **Jasmine-Unit 1** (a Condominium
4 Development and Common Interest Community) as shown by map thereof
5 on file in book 104 of Plats, Page 79, in the Office of the County Recorder of
6 Clark County, Nevada, as Phases are Annexed, the allocated interest for
7 each Unit will be a fraction, the numerator of which will be One (1), and the
8 denominator, of which will be the total of all Units in all Phases that become
9 subject to all Declaration.

10 Excepting Therefrom all Living Units and Association Property of **Jasmine-**
11 **Unit 1** (a Condominium Development and Common Interest Community).

12 And Reserving Therefrom the right of possession of all those areas
13 designated as Limited Common Elements as shown upon the Plat referred
14 to above.

15 And Further Reserving Therefrom for the benefit of the owners
16 condominiums in subsequent Phases, non-exclusive easement on aver and
17 across the Association areas as defined as shown upon the Plat referred to
18 above for ingress, egress and shown recreational use, subject to the
19 Declaration of Covenants, Conditions and Restrictions for "**Jasmine**
20 **Condominiums**" as common interest Condominium Development Recorded
21 September 24, 2002 in Book 20020924 as Document No. 01923 as the
22 same may from time to time be amended and/or supplemented.

23 **Parcel II:**

24 Living Unit 6, in Building 18, of **Jasmine Condominiums**, as shown by map
25 thereof on file in Book 104 of Plats, Page 79 in the Office of the County
26 Recorder of Clark County, Nevada.

27 **Parcel III:**

28 The exclusive right to use, possessions and occupancy of those portions of
the Limited Common Elements upon the Plat as balconies, stairway/entry,
storage area and assigned Parking/Garage spaces (Limited Common
Element), which are appurtenant to and for the exclusive use of Parcel II:

Parcel IV:

A non-exclusive easement on and over the Association Property (as defined
in the declaration) for access, use, enjoyment, ingress, egress and use of the
amenities located thereon, subject to the terms and provisions of the
Declaration. This easement is appurtenant to Parcel I, II and III above
described.

APN: 124-30-310-078

to DAVID LAINE GEHRICH and AARON SCOTT GEHRICH, as tenants in common; and

COPY

EXHIBIT "B"

EXHIBIT "B"

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3 - 13th Amended Map, recorded December 31, 1991, as Document No. 268097, re-recorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 028 as shown and defined on said map; 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 Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Six, recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, and as described in the Recitation of Easements 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 28 only, for one week each year in accordance with said Declarations.

A Portion of APN: 1319-30-643-033

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 1319-30-643-033
- 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	
Document/Instrument #:	
Book:	Page:
Date of Recording:	
Notes:	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ N/A
 Transfer Tax Value: \$ N/A
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 5
- b. Explain Reason for Exemption: TRANSFER FROM FATHER'S ESTATE TO SON

5. Partial Interest: Percentage being transferred: _____ %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 _____ Capacity Grantor/Grantee
 Signature Lee A. Drizin, Esq. Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)
 AARON SCOTT GEHRICH, SUCCESSOR PERSONAL
 Print Name: REPRESENTATIVE OF THE ESTATE OF DAVID LEE GEHRICH
 Address: 6525 8th Ave. North
 City: St. Petersburg
 State: FL Zip: 33710

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 AARON SCOTT GEHRICH
 Print Name: AARON SCOTT GEHRICH
 Address: 6525 8th Ave., North
 City: St. Petersburg
 State: FL Zip: 33710

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

Print Name: Lee A. Drizin, Esq. Escrow # _____
 Address: 2460 Professional Court, Ste. 110
 City: Las Vegas State: NV Zip: 89128