

ASSESSOR'S PARCEL NO.
1318-26-101-06

MAIL TAX STATEMENTS TO:
KINGSBURY CROSSING OWNERS
ASSOCIATION
c/o Tricom Management
4025 La Palma Ave., #101
Anaheim, CA 92807

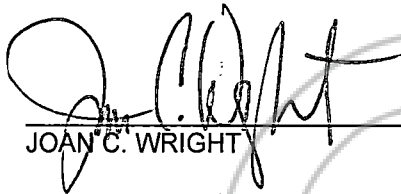
WHEN RECORDED MAIL TO:
JOAN C. WRIGHT, ESQ.
Allison MacKenzie, Ltd.
P.O. Box 646
Carson City, NV 89702



KAREN ELLISON, RECORDER

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hereby affirms that this document submitted for
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JOAN C. WRIGHT

TITLE OF DOCUMENT

ORDER GRANTING PETITION TO SET ASIDE ESTATE WITHOUT
ADMINISTRATION ANCILLARY PROCEEDING

RECEIVED

FILED

1 CASE NO. ¹⁵ 14 PB 0097

OCT - 9 2015

2 DEPT. NO. I

Douglas County
District Court Clerk

2015 OCT 14 AM 9:06

BOBBIE R. WILLIAMS
CLERK

BY *[Signature]* DEPUTY

6 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 - ANCILLARY
PROCEEDING

10 OF)

11 MADELEINE T. VILFROY,
Deceased.)

13 DANIEL G. VILFROY by and through his counsel, ALLISON MacKENZIE. LTD.,

14 having filed his Petition to Set Aside Estate Without Administration, and a hearing thereon having
15 been had in open Court, due notice of which was proved; and no person objecting; and the Court
16 having reviewed the evidence, read the papers, and considered the matter; and it appearing:

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

18 as follows:

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

21 2. That the Last Will and Testament dated July 12, 2013, is hereby proved to be
22 the decedent's Last Will and Testament;

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ALLISON MacKENZIE, LTD.
402 North Division Street, P. O. Box 646, Carson City, NV 89702
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1 3. That the interest of the decedent at the time of her death in the hereinafter
2 described real property is hereby set aside to DANIEL G. VILFROY, as Trustee of MANDY'S
3 LIVING TRUST Dated 2/8/2006 in accordance with Article Fourth of the Last Will and Testament
4 of MADELEINE T. VILFROY, as follows

5 The land situated in the State of Nevada, County of Douglas and described as follows:

6 An undivided one-three thousand two hundred and thirteenths (1/3213) interest as a tenant-in-
7 common in the following described real property (The Real Property):

8 A portion of the North one-half of the Northwest one-quarter of Section 26, Township 13
9 North, Range 18 East, MDB&M, described as follows: Parcel 3, as shown on that amended Parcel
10 Map for John E. Michelsen and Walter Cox recorded February 3, 1981, in Book 281 of Official
11 Records, at Page 172, Douglas County, Nevada, as Document No. 53178, said map being an
12 amended map of Parcels 3 and 4 as shown on that certain map for John E. Michelsen and Walter
13 Cox, recorded February 10, 1978, in Book 278, of Official Records at Page 591, Douglas County,
14 Nevada, as Document No. 17578.

15 EXCEPTING FROM THE REAL PROPERTY the exclusive right to use and occupy all of
16 the Dwelling Units and Units as defined in the "Declaration of Timeshare Use" as amended as
17 hereinafter referred to.

18 ALSO EXCEPTING FROM THE REAL PROPERTY AND RESERVING TO GRANTOR,
19 its successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6 and 2.7 of
20 the Declaration of Timeshare use and amendments thereto together with the right to grant said
21 easements to others.

22 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE AND OCCUPY a "Unit" as
23 defined in the Declaration of Timeshare Use recorded February 16, 1983, in Book 283, at Page 1341
24 as Document No. 76233; amended by an instrument recorded April 20, 1983, in Book 483, at Page
25 1021 as Document No. 78917; amended by an instrument recorded July 20, 1983, in Book 783, at
26 Page 1688 as Document No. 84425; amended by an instrument recorded October 14, 1983, in Book
27 1083, at Page 2572 as Document No. 89535; amended by an instrument recorded August 31, 1987,
28 in Book 887, at Page 3987 as Document No. 161309; amended by an instrument recorded November

1 30, 1987, in Book 1187, at Page 3946 as Document No. 167429; and amended by an instrument
2 recorded March 25, 1996, in Book 0396, at Page 3827 as Document No. 383937, Official Records
3 of the County of Douglas, State of Nevada ("Declaration"), during a "Use Period", within the "High"
4 Season within the "Owner's Use Year", as defined in the Declaration, together with a nonexclusive
5 right to use the common areas as defined in the Declaration.

6 SUBJECT TO all covenants, conditions, restrictions, limitations, easements, rights and
7 rights-of-way of record.

8 A PORTION OF APN: 1318-26-101-006

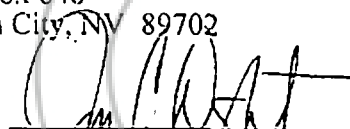
9 DATED this 13 day of October, 2015.

10
11 
12 DISTRICT JUDGE

13 Submitted by:

14 ALLISON MacKENZIE, LTD.
15 402 North Division Street
16 P.O. Box 646
17 Carson City, NV 89702

18 By:

19 
20 JOAN C. WRIGHT, ESQ.
21 Attorneys for Petitioner,
22 DANIEL G. VILFROY

23 **CERTIFIED COPY**

24 The document to which this certificate is attached is a
25 full, true and correct copy of the original in file and of
26 record in my office.

27 DATE October 20, 2015
28 BOBBIE R. WILLIAMS, Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By  Deputy

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