

APN# 131-26-101-006

Recording Requested by/Mail to:

Name: Reed & Mansfield

Address: 6555 W. Sahara Ave. B200

City/State/Zip: Las Vegas, NV 89146

Mail Tax Statements to:

Name: Carol and Julie LYON

Address: 10 Robert E. Lee Drive

City/State/Zip: Wilmington, NC 28412



KAREN ELLISON, RECORDER E03

Order to Set Aside Estate Without Administration

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording contains personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Daniel Reed

Signature

Daniel Reed, Esq.

Printed Name

This document is being (re-)recorded to correct document # N/A, and is correcting

1 ORDR
2 DANIEL J. REED, ESQ.
3 Nevada Bar #11249
4 REED & MANSFIELD
5 6655 W. Sahara Ave. B-200
6 Las Vegas, Nevada 89146
7 (702) 533-7748
8 e-mail: attorneydanielreed@gmail.com
9 Attorneys for PETITIONER
10 JAMES ANTOSZ, JR.

RECEIVED
AUG 16 2016
Douglas County
District Court Clerk

FILED
2016 AUG 16 PM 2:36
BOBBIE R. WILLIAMS
CLERK
D. GOELZ
BY _____ DEPUTY

DISTRICT COURT
DOUGLAS COUNTY, NEVADA

9 In the Matter of the Estate of)
10 DAVID B. ANTOSZ)
11 _____)
12 Deceased)

Case No. : 16-PB0080

Dept. No.: 1

ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION

13 The Verified Petition of JAMES ANTOSZ, JR., to set the estate of the above named
14 Decedent aside without administration on AUGUST 16th, 2016 came on for hearing before the
15 undersigned.
16

17 It appears to the satisfaction of the Court that:

- 18 1. DAVID B. ANTOSZ died in Pennsylvania and his main estate was probated there.
- 19 2. The Nevada estate consists of DAVID B. ANTOSZ'S half interest in a single Kingsbury
20 Crossing timeshare in Stateline, Nevada, which is currently titled in the names of DAVID
21 B. ANTOSZ & JOAN M. ANTOSZ, Husband and Wife as Tenants in Common.
- 22 3. Decedent left a will. The will does not mention the half interest in the timeshare but
23 gives the residue of the Estate to Decedent's nephew, JAMES ANTOSZ, JR., aka JAMES J.
24 ANTOSZ, and to his niece JILL ANTOSZ.
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1 4. Both JAMES ANTOSZ, JR., and JILL ANTOSZ have executed Re-Assignments that were
2 provided as exhibits to the Petition of their interests in the timeshare to CAROL A. LYON
3 and JULIES S. LYON, as joint tenants with right of survivorship.

4 5. The other half interest in the time share was held by Decedent's spouse, JOAN M.
5 ANTOSZ, who is also deceased.

6 6. In the accompanying Petition for Set Aside of JOAN M. ANTOSZ'S Estate, CASE # 16-
7 PB0079, his half of the timeshare goes to his residual beneficiaries who have appended
8 Re-Assignments of their interests in the timeshare to CAROL A. LYON and her daughter
9 JULIE S. LYON as joint tenants with right of survivorship.

10 7. The Petition provided evidence that the whole timeshare has a value of \$3,500;
11 THEREFORE THE HALF INTEREST IN THE TIMESHARE HAS A VALUE OF \$1,750.

12 8. All debts of the decedent have been paid.

13 9. Notice was duly of this proceeding, and no objections were made.

14 10. Notice of the Hearing and Petition was duly given and no objections were made; good
15 cause appearing therefore,

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IT IS HEREBY ORDERED THAT:

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1. The whole estate is to be awarded by way of this Order to CAROL A. LYON and her daughter JULIE S. LYON as joint tenants with right of survivorship, without further administration including the Kingsbury Crossing time share, the Legal Description of the timeshare is:

KINGSBURY CROSSING LEGAL DESCRIPTION:

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SEASON: HIGH
USE: ANNUAL

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The following described real property in the County of Douglas, State of Nevada, and is more particularly described as follows:

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PARCEL A:

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AN UNDIVIDED ONE THREE THOUSAND TWO HUNDRED AN THIRTEENTH (1/3213) INTEREST AS A TENANT-IN-COMMON IN THE FOLLOWING DESCRIBED REAL PROPERTY (THE PROPERTY):

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A PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 26 TOWNSHIP 13 NORTH, RANGE 18 EAST, MDB&M DESCRIBED AS FOLLOWS:

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23

PARCEL 3, AS SHOWN ON THAT AMENDED PARCEL MAPS FOR JOHN E. MICHAELSON AND WALTER COX RECORDED FEBRUARY 3, 1981, IN BOOK 281 OF OFFICIAL RECORDS, AT PAGE 172, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 53178, SAID MAP BEING AN AMENDED MAP OF PARCELS 3 AND 4 AS SHOWN ON THAT CERTAIN MAP OF JOHN E. MICHELSEN AND WALTER COX, RECORDED FEBRUARY 10, 1978 IN BOOK 278 OF OFFICIAL RECORDS, AT PAGE 591 DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO 17578.

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25

EXCEPTING FROM THE REAL PROPERTY THE EXCLUSIVE RIGHT TO USE AND OCCUPY ALL OF THE DWELLING UNITS AS DEFINED IN THE "DECLARATION OF TIMESHARE USE" AND SUBSEQUENT AMENDMENTS THERETO AS HEREINAFTER REFERRED TO.

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ALSO EXCEPTING FROM THE REAL PROPERTY AND RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL THOSE CERTAIN EASEMENTS REFERRED TO IN PARAGRAPHS 2.5, 2.6, AND 2.7 OF THE DECLARATION OF TIMESHARE USE AND

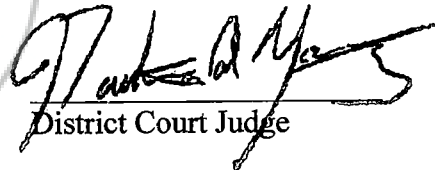
1 AMENDMENTS THERETO TOGETHER WITH RIGHT TO GRANT SAID EASEMENTS TO
2 OTHERS.

3 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE AND OCCUPY A "UNIT" AS DEFINED IN
4 THE "DECLARATION OF TIMESHARE USE" RECORDED FEBRUARY 16, 1983, IN BOOK 283,
5 AT PAGE 1341 AS DOCUMENT NO. 76233 OF OFFICIAL RECORDS OF THE COUNTY OF
6 DOUGLAS, STATE OF NEVADA AND AMENDMENT TO "DECLARATION OF TIMESHARE
7 USE" RECORDED APRIL 20, 1983 IN BOOK 483 AT PAGE 1021, OFFICIAL RECORDS OF
8 DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 78917, AND SECOND AMENDMENT TO
9 "DECLARATION OF TIMESHARE USE" RECORDED JULY 20, 1983 IN BOOK 783 OF
10 OFFICIAL RECORDS AT PAGE 1688, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO.
11 84425 AND THIRD AMENDMENT TO "DECLARATION OF TIMESHARE USE" RECORDED
12 OCTOBER 14, 1983 IN BOOK 1083 AT PAGE 2572, OFFICIAL RECORDS OF DOUGLAS
13 COUNTY, NEVADA, AS DOCUMENT NO. 89535 ("DECLARATION"), DURING A "USE
14 PERIOD" WITHIN THE HIGH SEASON WITHIN THE "OWNER'S USE YEAR", AS DEFINED IN
15 THE DECLARATION, TOGETHER WITH A NON-EXCLUSIVE RIGHT TO USE THE COMMON
16 AREAS AS DEFINED IN THE DECLARATION


17 SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, EASEMENTS,
18 RIGHTS-OF-WAY OF RECORD.

19 2. As this was a set aside without administration there should be no further proceedings and no
20 letters testamentary or letters of administration will be issued.

21 Dated this 16 day of August, 2016

22 
District Court Judge

23 Respectfully Submitted:
24 REED & MANSFIELD

25 
Daniel J. Reed
26 Nevada Bar No. 11249
6655 W. Sahara Ave. B200
27 Las Vegas, Nevada 89146
Attorney for Petitioner

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 131-26-101-006
 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: \$ n/a
 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 upon death, please see court order being recorded

5. Partial Interest: Percentage being transferred: 50 %

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 *Samuel* Capacity attorney

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: David B. Antosz
 Address: #2 Saith Leo Street
 City: Pittsburg
 State: PA Zip: 15203

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Carol and Julie Lyon
 Address: 10 Robert E. Lee Drive
 City: Wilmington
 State: NC Zip: 28412

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Reed & Mansfield Escrow # _____
 Address: 6655 West Sahara Ave. B200
 City: Las Vegas State: NV Zip: 89146

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