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APN# 131815819-001PTN

Recording Requested by/Mail to:

Name: J. PATRICK SULLIVAN
Address: 505 North West Street
City/State/Zip: Visalia, CA 93291

Mail Tax Statements to:

Name: SUZANNE McGUIRE
Address: 6030 West Country Court
City/State/Zip: Visalia, CA 93277



KAREN ELLISON, RECORDER E05

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)

Signature

J. PATRICK SULLIVAN

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

RECEIVED

FILED

1 RYAN P. SULLIVAN -- #11873
2 SULLIVAN AND SULLIVAN LAW CORP. NOV 23 2016
3 505 North West Street
4 Visalia, California 93291
5 Telephone: (559) 741-2860
6 Fax: (559) 741-2864

Douglas County
District Court Clerk

2017 JAN -3 PM 1:45

WILLIAMS
CLERK
DEPUTY

Attorney for SUZANNE D. McGUIRE and KATHLEEN D. HASH BY

8 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
9 IN AND FOR THE COUNTY OF DOUGLAS

11 In the Matter of the Estate of

Case No. 16-PB-0134

12 DAVID WILLIAM HIPWELL
13 aka DAVID W. HIPWELL

Dept. No. 1

14 Decedent.

16 **ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION**

18
19 It appearing to the satisfaction of the Court that a Petition to Set Aside the Estate Without
20 Administration of the above-named Decedent has been filed, and that notice of the time and
21 place of the hearing thereon has been duly given in the manner prescribed by law, and that no one
22 has objected or presented any reason why said petition should not be granted.

23 The Court finds that the gross value of the Nevada Estate of the Decedent, after deducting
24 any encumbrances, does not exceed One Hundred Thousand Dollars (\$100,000.00), and that this
25 is a proper case for the whole of the Estate to be set aside, pursuant to NRS 146.070(1) or
26 pursuant to the laws of the intestate succession and NRS 134.
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IT IS HEREBY ORDERED, ADJUDICATED AND DECREED:

8. That the whole of the Nevada Estate of said DAVID WILLIAM HIPWELL aka DAVID W. HIPWELL, Deceased, is hereby assigned and set aside to SUSAN D. McGUIRE and KATHLEEN D. HASH, equally.


9. That this Order shall be used as the document transferring the title to said property to the hereinafter described property to SUSAN D. McGUIRE and KATHLEEN D. HASH, equally, as follows:

An undivided interest in a condominium in Douglas County, State of Nevada, more particularly described in Exhibit "A" attached hereto.

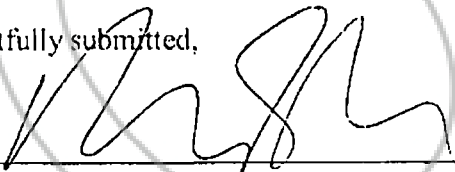
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10. That said Estate shall not be further administered.

DATED this 3 day of January, 2017


DISTRICT COURT JUDGE

Respectfully submitted,

By 
RYAN P. SULLIVAN
SULLIVAN AND SULLIVAN LAW CORP.
Attorneys for Petitioners

A 84,000/90,245,000 undivided fee simple interest as tenants in common in Units 9101, 9102, 9103, 9104, 9201, 9203 and 9204 in South Shore Condominium ("Property"), located at 180 Elks Point Road in Zephyr Cove, Nevada 89449, according to the Final Map #01-026 and Condominium Plat of South Shore filed of record in Book 1202, Page 2181 as Document Number 559872 in Douglas County, Nevada, and subject to all provisions thereof and those contained in that certain Declaration of Condominium – South Shore ("Timeshare Declaration") dated October 21, 2002 and recorded December 5, 2002 in Book 1202, Page 2182 as Instrument Number 559873, and also subject to all the provisions contained in that certain Declaration of Restrictions for Fairfield Tahoe at South Shore and recorded October 28, 2004 in Book 1004, Page 13107 as Instrument Number 628022, Official Records of Douglas County, Nevada, which subjected the Property to a timeshare plan called Fairfield Tahoe at South Shore ("Timeshare Plan")

Less and except all minerals and mineral rights which minerals and mineral rights are hereby reserved unto the Grantor, its successors and assigns.

The property is a/an Biennial Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 168,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by the Grantee in Even Resort Year(s).

SUBJECT TO:

1. Any and all rights of way, reservations, restrictions, easements, mineral exceptions and reservations, and conditions of record;
2. The covenants, conditions, restrictions and liens set forth in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore, and any supplements and amendments thereto;
3. Real estate taxes that are currently due and payable and are a lien against the Property.
4. All matters set forth on the plat of record depicting South Shore Condominium, and any supplements and amendments thereto.

By accepting this deed the Grantee(s) do(es) hereby agree to assume the obligation for the payment of a pro-rata or proportionate share of the real estate taxes for the current year and subsequent years. Further, by accepting this deed the Grantee(s) accept(s) title subject to the restrictions, liens and obligations set forth above and agree(s) to perform the obligations set forth in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore, in accordance with the terms thereof,

Title to the Property is hereby transferred with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

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EXHIBIT "A"

COPY

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 1-13-17

BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By *an* Deputy

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 131815819-001PTN
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|---|--|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input checked="" 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 |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 0.00 (gift)
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00 (gift)

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Transfer to Child on Death of Father

5. Partial Interest: Percentage being transferred: 04,000/60,245.C %
 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 Suzanne D McGuire Capacity: Executor
 Signature Alyssa D McGuire Capacity: Daughter

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Est. of David William Hipwell
 Address: 6030 West Country Court
 City: Visalia
 State: CA Zip: 93277

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: SUZANNE McGUIRE
 Address: 6030 West Country Court
 City: Visalia
 State: CA Zip: 93277

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Ryan P. Sullivan, Esquire Escrow # _____
 Address: 505 North West Street
 City: Visalia State: CA Zip: 93291