

1319-30-724-004  
APN# \_\_\_\_\_

**Recording Requested by/Mail to:**

Reed & Mansfield

Name: \_\_\_\_\_

✓ Address: 6655 W. Sahara Ave. B200

City/State/Zip: Las Vegas, NV 89146

**Mail Tax Statements to:**

Faith A. Simsick

Name: \_\_\_\_\_

Address: 41821 Aspen Dr.

City/State/Zip: Novi, MI 48375



00054521201708978900050055

KAREN ELLISON, RECORDER

**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

\_\_\_\_\_  
Printed Name

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

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\$1.00 Additional Recording Fee for Use of This Page

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Order  
JONATHAN C. REED, ESQ.  
Nevada Bar #1454  
REED & MANSFIELD  
6655 W. Sahara Ave. B-200  
Las Vegas, Nevada 89146  
(702) 343-0494  
e-mail: nevattorney@gmail.com  
Attorneys for PETITIONERS  
FAITH A. SIMSICK and  
COLLEEN M. GESLER

**RECEIVED**  
**APR 03 2017**  
Douglas County  
District Court Clerk

FILED  
NO \_\_\_\_\_  
17 APR 10 P3:08  
BOBBIE R. WILLIAMS  
CLERK  
BY M. BIAGGINI DEPUTY

DISTRICT COURT  
DOUGLAS COUNTY, NEVADA

In the Matter of the Estate of ) Case No. : 17-PB-0034  
JOANN CAROLINE PIECZULEWSKI, )  
Deceased ) Dept. No.: II

ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION:

This matter came before the Court on April 10, 2017, upon proper notice and without objection.

The Court makes the following Findings:

1. Decedent JOANN CAROLINE PIECZULEWSKI died on December 20, 2015 and was at the time of her death a resident of Oakland County, Michigan.
2. Decedent left a valid Will which was admitted to Probate in Oakland County Michigan.

///  
///

- 1 3. The only asset of the Nevada estate is a single Douglas County, Nevada, timeshare  
2 described below.
- 3 4. Petitioners FAITH A. SIMSICK and COLLEEN M. GESLER, were the two Personal  
4 Representatives appointed by the Michigan Court and they have authority to bring this  
5 Petition in Nevada.
- 6 5. The Will awarded the estate residue—and for this proceeding the residue consists solely  
7 of the below described Douglas County, Nevada, timeshare—to the DANIEL J.  
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PIECZULEWSKI AND JOANN C. PIECZULEWSKI REVOCABLE LIVING TRUST.
6. The two Petitioners are the Successor Trustees of that Trust. Both have Re-Assigned the  
Trust's 100% interest in this timeshare to "Robert Simsick, Faith Simsick, Justin Collins,  
and Jordan Collins, as joint tenants."
7. This timeshare has a value of \$9,286 or less.
8. The legal description of this timeshare is:

(34)

An undivided 1/102<sup>nd</sup> interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/38<sup>th</sup> interest in and to Lot 34 as shown on Tahoe Village Unit No. 3 – 13<sup>th</sup> 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 001 Through 038 (inclusively) as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and (B) Unit No. 004 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 Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe recorded August 21, 1984, as Document No. 097150, as amended by Documents recorded October 15, 1990, June 22, 1987, and November 10, 1987, as Documents Nos. 236691, 156904 and 166130, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24,

1 1992, as Document No. 271619, and subject to said Declarations; with the exclusive  
2 right to use said interest in the same unite type, in Lot 34 only, for one week every  
3 other year in Even numbered years in the Prime "Season" as defined in and in  
4 accordance with said Declarations.

5 A Portion of APN: 1319-30-724-004

6 IT IS HEREBY ORDERED THAT:

- 7 1. The above described timeshare is awarded to "Robert Simsick, Faith Simsick, Justin  
8 Collins, and Jordan Collins, as joint tenants."  
9  
10 2. This Estate shall not be further administered upon:

11 DATED this 10 day of April, 2017.

12 By 

13 DISTRICT COURT JUDGE

14 Respectfully Submitted:  
15 REED & MANSFIELD

16 By 

17 Jonathan C. Reed, NSB #1454

18 6655 W. Sahara Ave. B200

19 Las Vegas, NV 89146

20 Attorney for Petitioners

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**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 April 10, 2017

BOBBIE R. WILLIAMS Clerk of Court

of the State of Nevada, in and for the County of Douglas,

By 

Deputy.

STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)  
a) 1319-30-724-004
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

- 3. Total Value/Sales Price of Property: \$ 9286
- Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- Transfer Tax Value: \$ \_\_\_\_\_
- Real Property Transfer Tax Due: \$ 37.05

- 4. If Exemption Claimed:
- a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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 *[Signature]* Capacity Lawyer

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Joann Pieczulewski

Address: 28413 Abbie Lane #215

City: New Hudson

State: MI Zip: 48165

Print Name: Faith A. Simsick

Address: 41821 Aspen Dr.

City: Novi

State: MI Zip: 48372

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Heed & Mansfield Escrow # \_\_\_\_\_

Address: 6655 W. Sahara Ave. B200

City: Las Vegas State: NV Zip: 89146

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