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KAREN ELLISON, RECORDER

RECORDING COVER PAGE

APN 1318-26-101-006

When Recorded Return to:
And send future tax statements

✓ Caroline Kirkham
133 W. 200 N #5
Salt Lake City, UT 84103

TITLE OF DOCUMENT:

ORDER SETTING ASIDE THE ESTATE OF ELIZABETH LOUISE KINZER
WITHOUT ADMINISTRATION

RECORDING REQUESTED BY:

TANKO LAW GROUP, PLLC
2600 S. Rainbow Blvd., Suite 110A
Las Vegas, NV 89146

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APR 26 2017

FILED

1 CASE NO. 17-PB-0046
2 DEPT. NO. B

Douglas County
District Court Clerk

2017 MAY -8 PM 3:22

3 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

4 DOUGLAS COUNTY, NEVADA

ROBERT R. WILLIAMS
CLERK

M. BIAGGINI
CLERK

5 In the Matter of the Estate of:)
6)
7 ELIZABETH LOUISE KINZER)
8 Deceased.)
9)

Hearing Date: May 8, 2017
Hearing Time: 1:30 p.m.

10
11 **ORDER SETTING ASIDE THE ESTATE OF ELIZABETH LOUISE KINZER**
12 **WITHOUT ADMINISTRATION**

13 UPON REVIEW OF THE VERIFIED PETITION of Caroline Kirkham, Successor
14 Trustee of the "Elizabeth L. Kinzer Revocable Living Trust, dated August 24, 1988", Petitioner
15 in proper person, petitioning the Court to Set Aside the Estate of ELIZABETH LOUISE
16 KINZER Without Administration, and the same having come on regularly to be heard this date,
17 before the above-entitled Court; it appearing to the satisfaction of the Court that proper notice of
18 hearing of this matter has been duly given in the manner and for the time required by law; that all
19 allegations contained in said verified petition are true and correct; and good cause appearing
20 therefore,

21 **NOW, THEREFORE, IT IS HEREBY ORDERED AND DETERMINED** that
22 ELIZABETH LOUISE KINZER, died testate on July 15, 2016.

23 **IT IS FURTHER ORDERED, ADJUDGED, AND DECREED** that Decedent's Will
24 dated April 30, 2016 is proved to be the last will of the Decedent.
25

1 **IT IS FURTHER ORDERED, ADJUDGED, AND DECREED** that after payment of
2 fees and expenses associated therewith, pursuant to the terms of Decedent's Will dated April 30,
3 2016 and the Disclaimer of Caroline Kirkham, Successor Trustee of the "Elizabeth L. Kinzer
4 Revocable Living Trust dated August 24, 1988", the Decedent's estate is to be set aside to Peter
5 Bowyer.

6 Decedent's estate consists of the following:

7
8 **1) The Lodge at Kingsbury Crossing Timeshare** **\$1,000.00**

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

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

12 A portion of the North one-half of the Northwest one-quarter of Section 26, Township 13 North, Range
13 18 East, MDB&M, described as follows: Parcel 3, as shown on that amended Parcel Map for John E.
14 Michelsen and Walter Cox recorded February 3, 1981, in Book 281 of Official Records at Page 172,
15 Douglas County, Nevada, as Document No. 53178, said map being an amended map of Parcels 3 and 4
16 as shown on that certain map for John E. Michelsen and Walter Cox, recorded February 10, 1978, in
17 Book 278 of Official Records at Page 591. Douglas County, Nevada, as Document No. 17578.
18 Excepting from the real property the exclusive right to use and occupy all of the Dwelling Units as
19 defined in the "Declaration of Timeshare Use" as amended.

20 Also excepting from the real property and reserving to grantor, its successors and assigns, all those
21 certain easements referred to in paragraphs 2.5, 2.6, and 2.7 of said Declaration of Timeshare Use and
22 amendments thereto together with the right to grant said easements to others.

23 Together with the exclusive right to use and occupy a "Unit" as defined in the Declaration of Timeshare
24 Use recorded February 16, 1983, in Book 283 at Page 1341, as Document No. 76233 of Official
25 Records of the County of Douglas, State of Nevada, and amendment to Declaration of Timeshare Use
recorded April 20, 1983 in Book 483 at Page 1021, Official Records of Douglas County, Nevada as
Document No. 78917, second amendment to Declaration of Timeshare Use recorded July 20, 1983 in
Book 783 of Official Records at Page 1688, Douglas County, Nevada, as Document No. 84425, third
amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083 at Page 2572,
Document No. 89535 and fourth amendment to Declaration of Timeshare Use recorded August 31,
1987 in Book 887 at Page 3987, Official Records of Douglas County, Nevada, as Document No.
161309 ("Declaration"), during a "Use Period", within the HIGH Season within the "Owner's Use
Year", as defined in the Declaration, together with an nonexclusive right to use the common areas as
defined in the Declaration.

Subject to all covenant, condition, restriction, limitation, easements, right-of way- of record. A portion
of APN 07-130-19.

APN: 1318-26-101-006 **TOTAL ESTATE** **\$1,000.00**


1
2 **IT IS FURTHER ORDERED, ADJUDGED, AND DECREED** that recording of this
3 Order shall transfer all of the Trust's interest in the Time Share at The Lodge at Kingsbury
4 Crossing, APN: 1318-26-101-006 to Peter Bowyer.

5 **IT IS FURTHER ORDERED, ADJUDGED, AND DECREED** that there are no
6 outstanding creditors.

7 Dated this 8 day of May, 2017.

8
9
10 
11 _____
12 DISTRICT COURT JUDGE

12 Submitted by:

13 
14 _____
15 Caroline Kirkham, Successor Trustee of the
16 "Elizabeth L. Kinzer Revocable Living Trust, dated
17 August 24, 1988"
18 Petitioner in Pro Per
19 133 W. 200 N #5
20 Salt Lake City, UT 84103
21 480-980-2763
22 E-mail: chkirkham@gmail.com

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
record in my office.

DATE 5-22-17
BOBBIE R. WILLIAMS, Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By ANOMA Deputy

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 (a) 07-130-19
 (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=I/Ind=I
 (g) Agricultural (h) Mobile Home
 Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	
<i>Trustee property</i>	

3. a. Total Value/Sales Price of Property \$ 1,000.00
 b. Deed in Lieu of Foreclosure Only (value of Property) (_____)
 c. Transfer Tax Value \$ _____
 d. Real Property Transfer Tax Due \$ 3.90

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 *Elizabeth Kinzer* Capacity: Grantor
 Signature *Caroline Kirkham - Administrator* Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(Required)

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Caroline Kirkham, Successor	Print Name: Peter Bowyer
Trustee of the "Elizabeth L. Kinzer Revocable Living Trust" dated August 24, 1988	
Address: 133 W. 200 N #5	Address: PO BOX 11310
City: Salt Lake City	City: Oakland
State: UT	State: CA
Zip: 84103	Zip: 94611

Company/Person Requesting Recording (required if not seller or buyer)

TANKO LAW GROUP, PLLC Escrow#: _____
 2600 S. Rainbow Blvd., Suite 110A
 LAS VEGAS NV 89146