

DOUGLAS COUNTY, NV

2018-912832

RPTT:\$3.90 Rec:\$35.00

\$38.90 Pgs=4

04/12/2018 01:41 PM

EVANS & ASSOCIATES

KAREN ELLISON, RECORDER

APN: 1318-26-101-006

RECORDING REQUEST BY:

EVANS & ASSOCIATES
2400 S. CIMARRON ROAD, STE. 140
LAS VEGAS, NV 89117

WHEN RECORDED RETURN TO:

DEBBIE MARIE REICHARD
305 19TH AVENUE WEST
POLSON, MT 59860

MAIL TAX STATEMENTS TO:

THE LODGE AT KINGSBURY CROSSING
133 DEER RUN COURT
PO BOX 6600
STATELINE, NV 89449

ORDER SETTING ASIDE THE ESTATE OF WILLIAM JOSEPH PAINE
WITHOUT ADMINISTRATION

Title of Document (Required)

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

The undersigned hereby affirms that the document submitted for recording
DOES contain 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 No. _____, and is correcting _____

This page provides additional information required by NRS 111.312 Sections 1-2.
This document must be typed or printed in black ink only.

ORIGINAL
RECEIVED

FILED

1 CASE NO. 18-PB-0010
2 DEPT. NO. I

FEB 20 2018

Douglas County
District Court Clerk

2018 MAR 14 AM 9:16

SOBBIE R. WILLIAMS

BY: ANOWA DEPUTY

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

4 DOUGLAS COUNTY, NEVADA

5 In the Matter of the Estate of:)
6)
7 WILLIAM JOSEPH PAINE)
8 Deceased.)

9 Hearing Date: 03/13/2018

10 Hearing Time: 1:30 pm

11 **ORDER SETTING ASIDE THE ESTATE OF WILLIAM JOSEPH PAINE**
12 **WITHOUT ADMINISTRATION**

13 UPON REVIEW OF THE VERIFIED PETITION of Debbie Marie Pike nka Debra
14 Marie Reichard, Successor Trustee of the "William Joseph Paine Revocable Living Trust, dated
15 February 26, 2007", Petitioner in proper person, petitioning the Court to Set Aside the Estate of
16 WILLIAM JOSEPH PAINE Without Administration, and the same having come on regularly to
17 be heard this date, before the above-entitled Court; it appearing to the satisfaction of the Court
18 that proper notice of hearing of this matter has been duly given in the manner and for the time
19 required by law; that all allegations contained in said verified petition are true and correct; and
20 good cause appearing therefore,

21 **NOW, THEREFORE, IT IS HEREBY ORDERED AND DETERMINED** that
22 WILLIAM JOSEPH PAINE, died testate on August 8, 2017.

23 **IT IS FURTHER ORDERED, ADJUDGED, AND DECREED** that Decedent's Will
24 dated February 26, 2007 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 February
3 26, 2007 and the Disclaimer of Debbie Marie Pike nka Debra Marie Reichard, Successor Trustee
4 of the "William Joseph Paine Revocable Living Trust dated February 26, 2007", the Decedent's
5 estate is to be set aside to Debra Marie Reichard.

6 Decedent's estate consists of the following:

7 **1) The Lodge at Kingsbury Crossing Timeshare**

\$1,000.00

8 **INTERVAL NUMBER: 3204-41**
9 **HOA UNIT NUMBER: B/2246**
10 **HOA ACCOUNT NUMBER: 471021341**
11 **SEASON: HIGH**
12 **USE: ANNUAL**

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

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

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

24 **EXCEPTING FROM THE REAL PROPERTY** the exclusive right to use and occupy all of the Dwelling
25 Units as defined in the "Declaration of Timeshare Use" as amended.

26 **ALSO EXCEPTING FROM THE REAL PROPERTY AND RESERVING TO GRANTOR,** its
27 successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6, and 2.7 of said
28 Declaration of Timeshare Use and amendments thereto together with the right to grant said easements to
29 others.

30 **TOGETHER WITH THE EXCLUSIVE RIGHT TO USE AND OCCUPY** a "Unit" as defined in the
31 Declaration of Timeshare Use recorded February 16, 1983, in Book 283 at Page 1341, as Document No.
32 76233 of Official Records of the County of Douglas, State of Nevada, and amendment to Declaration of
33 Timeshare Use recorded April 20, 1983 in Book 483 at Page 1021, Official Records of Douglas County,
34 Nevada as Document No. 78917, second amendment to Declaration of Timeshare Use recorded July 20,
35 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
as Document No. 89535, fourth amendment to Declaration of Timeshare Use recorded August 31, 1987 in

1 Book 887 at Page 3987 as Document No. 161309, fifth amendment to Declaration of Timeshare Use
2 recorded November 30, 1987, in Book 1187, at Page 3946 as Document No. 167429, and sixth
3 amendment to Declaration of Timeshare Use recorded March 25, 1996, in Book 0396, at Page 3827 as
4 Document No. 383937, Official Records of the County of Douglas, State of Nevada ("Declaration"),
5 during a "Use Period", within the HIGH Season within the "Owner's Use Year", as defined in
6 the Declaration, together with a nonexclusive right to use the common areas as defined in the Declaration.

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

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

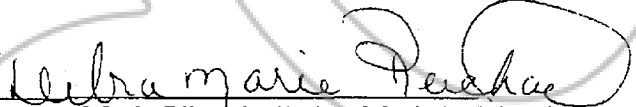
10 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that recording of this
11 Order shall transfer all of the Trust's interest in the Time Share at The Lodge at Kingsbury
12 Crossing, APN: 1318-26-101-006 to Debra Marie Reichard.

13 IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that there are no
14 outstanding creditors.

15 Dated this 13 day of March, 2018.

16 
17 _____
18 DISTRICT COURT JUDGE

19 Submitted by:

20 
21 Debra Marie Pike nka Debra Marie Reichard,
22 Successor Trustee of the "William Joseph Paine Revocable Living Trust,
23 Dated February 26, 2007"
24 Petitioner in Pro Per
25 305 19TH Avenue West
Polson, MT 59860
406-471-6586

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 3, 2018
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By Squadrone Deputy

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 (a) 1318-26-101-006
 (b) _____
 (c) _____
 (d) _____

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

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
 X Other: TIMESHARE

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 \$1,000.00
 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 _____ Capacity: Grantor

Signature Debra Marie Reichard Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: William Joseph Paine
Address: 305 19th Avenue West
City: Polson
State: MT Zip: 59860

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Debbie Marie Reichard
Address: 305 19th Avenue West
City: Polson
State: MT Zip: 59860

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

EVANS & ASSOCIATES Escrow#:
2400 S. Cimarron Road., Suite 140
Las Vegas, NV 89117

As a public record this form may be recorded/microfilmed