



KAREN ELLISON, RECORDER E03

APN# portion of 1319.15.000.015

Recording Requested by/Mail to:

Name: Heritage Law Group, P.C.

Address: 1625 Hwy 88 Ste., 304

City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: Nicole Hyatt

Address: 11 Baymeadows Lane

City/State/Zip: Savannah, GA 31405

Order Confirming Petition to Assign & Set Aside Decedent's
Title of Document (required) Estate w/o Admin.

------(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

RECEIVED

FILED

DEC 11 2018

Douglas County
District Court

2018 DEC 18 PM 1:30

BOBBIE R. WILLIAMS
CLERK
BY A. NEWTON DEPUTY

1 Cassandra G. Jones, Esq.
2 Bar No. 8518
3 Heritage Law Group, P.C.
4 1625 Highway 88, Suite 304
5 Minden, Nevada 89423
6 775-782-0040
7 Attorney for Petitioner

8
9 IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
10
11 IN AND FOR THE COUNTY OF DOUGLAS

12 In the Matter of the Estate of:)
13) Case No. 18-PB-0148
14 DOUGLAS ALLEN BYRD,)
15 also known as Douglas A. Byrd,) Dept. I
16)
17 Deceased.)

18
19 **ORDER CONFIRMING PETITION TO ASSIGN AND SET ASIDE**
20 **DECEDENT'S ESTATE WITHOUT ADMINISTRATION**

21 THIS MATTER came before the Court upon Petitioner NICCOLE HYATT's (hereinafter
22 "Petitioner") *Petition to Assign and Set Aside Decedent's Estate Without Administration*, filed
23 with the Court on October 23, 2018. The Court held a hearing on December 18, 2018, on said
24 *Petition*.

25 THIS COURT FINDS THAT:

1. It has jurisdiction over the administration of this estate;
2. Notice of the hearing was given as required by law;
3. The facts alleged in said *Petition* are true and correct, and the *Petition to Assign and Set Aside Decedent's Estate Without Administration* should be granted;
4. DOUGLAS ALLEN BYRD, also known as Douglas A. Byrd ("Decedent"), died on December 2, 2017;

1 5. The Decedent left an estate in the State of Nevada consisting of real property.

2 6. The Decedent had no will. Thus, he died intestate and his estate should be
3 distributed, pursuant to NRS Chapter 134.090, to the Decedent's only child, NICCOLE HYATT.

4 7. The primary asset of the estate is a timeshare estate at David Walley's Resort
5 comprised on an undivided interest as a tenant in common in and to that certain real property
6 and improvements identified as Inventory No. 17-042-33-01, and also identified as a portion of
7 Assessor's Parcel Number 1319-15-000-015.

8 8. The estimated value of the Decedent's estate in the State of Nevada at the time
9 of his death does not exceed One Hundred Thousand Dollars (\$100,000).

10 9. There are no liens or mortgages of record against the subject real property and
11 there are no debts of the Decedent known to the Petitioner.

12 10. All other legally required acts in the State of Nevada have been performed.

13 GOOD CAUSE APPEARING, IT IS HEREBY ORDERED, ADJUDGED, and DECREED
14 as follows:

15 1. Petitioner is granted the authority to execute documentation necessary for
16 administering the affairs listed in the *Petition to Assign and Set Aside Decedent's Estate*
17 *Without Administration*;

18 2. The estate of DOUGLAS ALLEN BYRD, including without limitation, the
19 following:

20 A timeshare estate at David Wally's Resort comprised of an
21 undivided interest as a tenant in common in and to that certain
22 real property and improvements identified as Inventory No. 17-
23 042-33-01, and also identified as a portion of Assessor's
24 Parcel Number 1319-15-000-015, as more particularly
25 described on **Exhibit 1** attached hereto and incorporated
herein by this reference.

is hereby assigned and set aside to the Decedent's only child, NICCOLE HYATT;

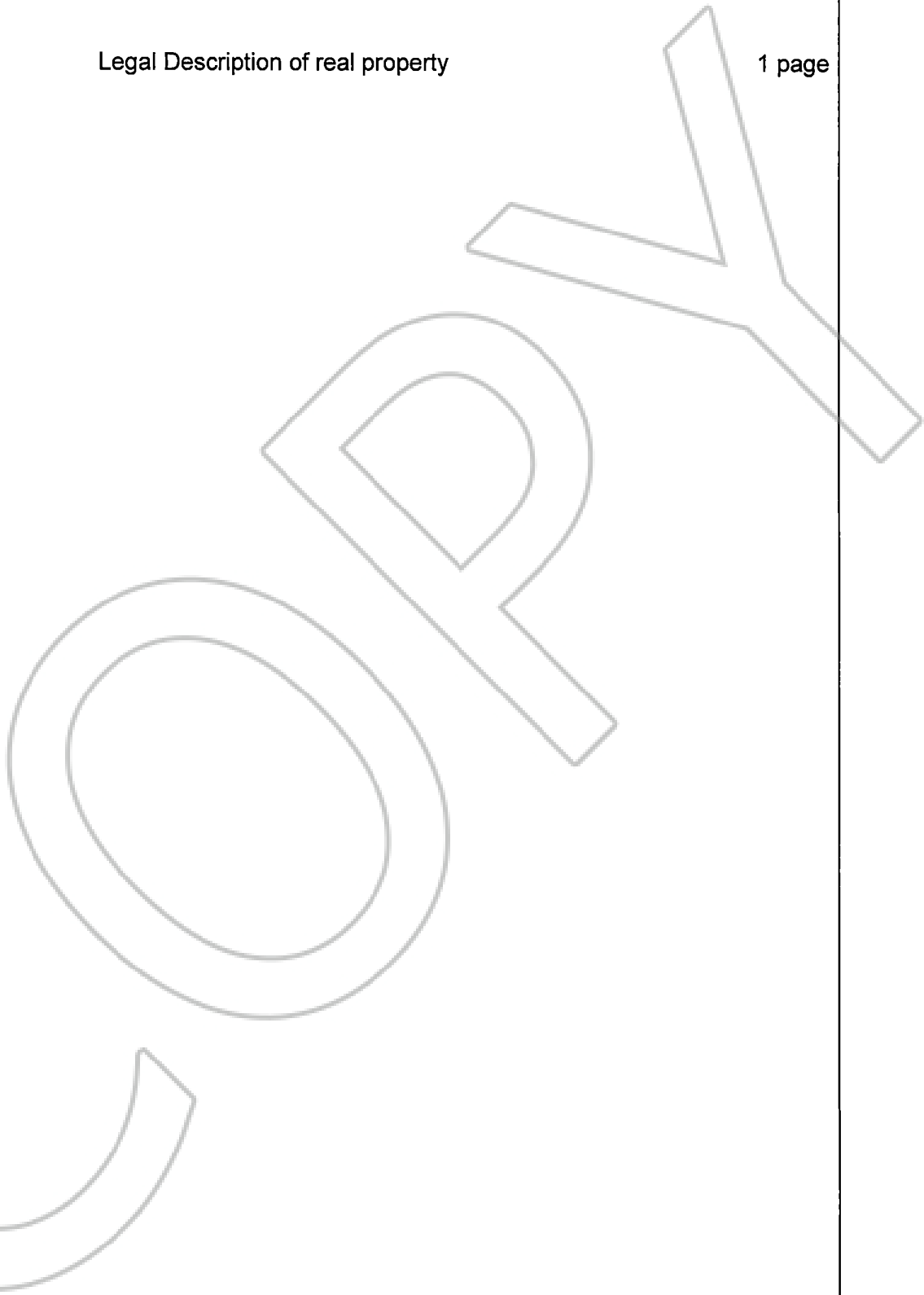
Index of Exhibits

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Exhibit 1

Legal Description of real property

1 page



COPY

Exhibit 1

Inventory No.: 17-042-33-01

A timeshare estate comprised of an undivided interest as tenants in common in and to that certain real property and improvements as follows:

An undivided 1/1989th interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL E-1 of the Final Subdivision Map LDA #98-05 for DAVID WALLEY'S RESORT, a Commercial Subdivision, filed for record with the Douglas County Recorder on October 19, 2000, in Book 1000, at page 3464, as Document No. 501638, and by Certificate of Amendment recorded November 3, 2000 in Book 1100, Page 467, as Document No. 502689, Official Records of Douglas County, Nevada.

Together with a permanent non-exclusive easement for utilities and access, for the benefit of Parcel E-1, as set forth in Quitclaim Deed recorded September 17, 1998 in Book 998, Page 3250 as Document No. 449574, Official Records, Douglas County, Nevada.

Together with those easements appurtenant thereto and such easements and use rights described in the Declaration of Time Share Covenants, Conditions and Restrictions for David Walley's Resort recorded September 23, 1998 as Document No. 0449993, and as amended by Document Nos. 0466255, 0485265, 0489959, 0509920 and 0521436, and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a STANDARD UNIT each year in accordance with said Declaration.

A Portion of APN 1319-15-000-015

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 MAR 22 AM 10:10

LINDA SLATER
RECORDER

PAID *KJ* DEPUTY

0537590

BK 0302 PG 07837

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 12-18-78

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

By *[Signature]* Deputy

**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument # _____	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <i>Per Georgi - OK TO Correct Parcel # <u> </u></i>	

1. Assessor Parcel Number(s)
a) ~~17-042-33-01~~
b) 1319-15-000-015
c) _____
d) _____

2 Type of Property:

- | | |
|---|--|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input 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 |
| i) <input checked="" type="checkbox"/> Other <u>timeshare</u> | |

3. Total Value/Sales Price of Property: \$ 0
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 3
b. Explain Reason for Exemption: Per court order

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 therein. Furthermore, the 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: *Georgianne Hayes* Capacity: Agent

SELLER (GRANTOR) INFORMATION - REQUIRED
Name: Estate of Douglas Allen Byrd

BUYER (GRANTEE) INFORMATION - REQUIRED
Name: Niccole Hyatt

Address: 11 Baymeadow Lane
City, State, ZIP: Savannah, GA 31405

Address: 11 Baymeadow Lane
City, State, ZIP: Savannah, GA 31405

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Heritage Law Group, P.C. Escrow # _____
Address: 1625 Highway 88, Suite 304
City, State, ZIP: Minden, NV 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)