

A portion of APN 1319-15-000-020



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KAREN ELLISON, RECORDER

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.

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ORDER CONFIRMING PETITION TO ASSIGN  
AND SET ASIDE DECEDENT'S ESTATE WITHOUT ADMINISTRATION

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JAN 11 2019

Douglas County  
District Court Clerk

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DOUGIE R. WILLIAMS  
CLERK

A. NEWTON  
BY \_\_\_\_\_ DEPUTY

1 Danielle L. Christenson, Esq., SBN 4295  
2 HERITAGE LAW GROUP, P.C.  
3 1625 Highway 88, Suite 304  
4 Minden, Nevada 89423  
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6 Attorney for Petitioner

7 This document DOES NOT contain personal  
8 information, pursuant to NRS 603A.040.

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

10 IN AND FOR THE COUNTY OF DOUGLAS

11 In the Matter of the Estate of: )

12 JOSEPH G. FALLON, also known )  
13 as Joseph Greenleaf Fallon, )

14 Deceased. )

15 Case No. 18-PB-0168

16 Dept. No. I

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

19 THIS MATTER came before the Court upon Petitioner JOANNE D'JEBLI's (hereinafter  
20 "Petitioner") *Petition to Assign and Set Aside Decedent's Estate Without Administration*, filed  
21 with the Court on December 12, 2018. A hearing on the Petition was held on January 15,  
22 2019.

23 **THIS COURT HEREBY FINDS THAT:**

- 24 1. The Court has jurisdiction over the administration of this estate;  
25 2. Notice of this hearing has been given as required by law;  
3. The facts alleged in said Petition are true and correct, and that the *Petition to Assign and Set Aside Decedent's Estate Without Administration* should be granted;

1 4. JOSEPH G. FALLON, also known as Joseph Greenleaf Fallon ("Decedent")  
2 died testate on December 10, 2004, and was a resident of Napa County, California, at the time  
3 of his death.

4 5. The Decedent left a Will dated October 14, 1993, under the terms of which, the  
5 Decedent's entire estate, including any after-discovered assets, should be set aside to the  
6 Trustee of THE JOSEPH GREENLEAF FALLON AND ZELMA IRENE FALLON REVOCABLE  
7 TRUST, dated October 14, 1993, as amended and restated. The Successor Trustee of the  
8 Trust is Petitioner Joanne D'Jebli.

9 6. The Petitioner is qualified and capable of administering the Decedent's estate.

10 7. The primary asset of the estate is real property in the form of a timeshare at  
11 Walley's Resort, in Genoa, Nevada, which is known as "Inventory No. 17-070-06-01" and also  
12 known as Assessor's Parcel Number 1319-15-000-020 ("the Property"). A complete legal  
13 description of the Property is attached hereto as **Exhibit 1** and incorporated herein by this  
14 reference.

15 8. There exists a Deed of Trust in the amount of \$13,491 concerning the Property  
16 despite the fact that the obligation has been satisfied or otherwise paid in full. There are no  
17 other liens or mortgages of record against the Property.

18 9. The estimated value of the Decedent's estate at the time of his death does not  
19 exceed \$100,000.

20 10. There are no other debts of the Decedent in the State of Nevada.

21 11. All other legally required acts in the State of Nevada have been performed.

22 12. *Heritage Law Group, P.C.*, has rendered valuable and necessary legal services  
23 to Petition for the benefit of the estate. Petitioner has authorized the payment of 4% of the  
24 assets of the estate to *Heritage Law Group, P.C.*, which are \$600. Additionally costs in an  
25 amount not exceeding \$315.50 are payable by the Estate to *Heritage Law Group, P.C.*

1           **GOOD CAUSE APPEARING, IT IS HEREBY ORDERED, ADJUDGED, and**  
2 **DECREED** as follows:

3           1.     Petitioner is granted the authority to execute any documentation necessary for  
4 administering the affairs listed in the *Petition to Assign and Set Aside Decedent's Estate*  
5 *Without Administration*, including but not limited to the conveyance of the Property;

6           2.     Petitioner is granted the authority to pursue and obtain a release of the Deed of  
7 Trust which encumbers the Property;

8           3.     The entire estate of JOSEPH G. FALLON, including without limitation, a  
9 timeshare at Walley's Resort, in Genoa, Nevada, which is known as "Inventory No. 17-070-06-  
10 01" and also known as Assessor's Parcel Number 1319-15-000-020 ("the Property"), and which  
11 is more fully described on **Exhibit 1** hereto, is hereby assigned and set aside to JOANNE  
12 DJEBLI, Trustee of THE JOSEPH GREENLEAF FALLON AND ZELMA IRENE FALLON  
13 REVOCABLE TRUST, dated October 14, 1993, as amended and restated;

14           4.     Petitioner shall distribute any after-discovered assets to JOANNE DJEBLI,  
15 Trustee of THE JOSEPH GREENLEAF FALLON AND ZELMA IRENE FALLON REVOCABLE  
16 TRUST, dated October 14, 1993, as amended and restated; and

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INDEX OF EXHIBITS

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EXHIBIT 1: Legal Description

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**Exhibit 1**

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 1/1224<sup>th</sup> interest in and to all that real property situate in the County of Douglas, State of Nevada, described as follows:

ADJUSTED PARCEL G as shown on that Record of Survey To Support a Boundary Line Adjustment recorded on September 20, 2002 in the Office of the Douglas County Recorder as Document No. 0552536, adjusting that Record of Survey recorded April 29, 2002 as Document No. 0540898; pursuant to that 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. 0501638, and by Certificate of Amendment recorded November 3, 2000, in Book 1100, Page 467, as Document No. 0502689, Official Records of 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, 0489957, 0509920 and 0521436, and that Declaration of Annexation of David Walley's Resort Phase III recorded on July 1, 2003 in the Office of the Douglas County Recorder as Document No. 0582120 and subject to said Declaration; with the exclusive right to use said interest for one Use Period within a TWO BEDROOM UNIT every year in accordance with said Declaration.

Together with a perpetual non-exclusive easement of use and enjoyment in, to and throughout the Common Area and a perpetual non-exclusive easement for parking and pedestrian and vehicular access, ingress and egress as set forth in Access Easement and Abandonment Deed recorded September 20, 2002 in Book 0902, at Page 06242, as Document No. 0552534, Official Records, Douglas County, Nevada.

A Portion of APN: 1319-15-000-020



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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 1-15-19

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

By *ANOMA* Deputy