

APN: Portion of 1319-30-644-021

Mail Tax Statements to:
RESORTS WEST
P.O. Box 5790
Stateline, NV 89449

When Recorded Mail To:
JOAN C. WRIGHT
Allison MacKenzie, Ltd.
402 N. Division Street
Post Office Box 646
Carson City, NV 89703



KAREN ELLISON, RECORDER E05

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The party requesting recording of this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

JOAN C. WRIGHT, Attorney

TITLE OF DOCUMENT

**ORDER GRANTING PETITION TO SET ASIDE ESTATED WITHOUT
ADMINISTRATION ANCILLARY PROCEEDING**

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Douglas County
District Court Clerk

BOBBIE R. WILLIAMS
CLERK

M. BIAGGINI
DEPUTY

1 CASE NO. 19-PB-0029

2 DEPT. NO. II I

3
4
5
6 THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF DOUGLAS
8

9 IN THE MATTER OF THE ESTATE)
10 OF)
11 SHIRLEY DIANE LAYMAN aka as)
12 S. DIANE OLSEN,)
13 Deceased.)

ORDER GRANTING PETITION TO
SET ASIDE ESTATE WITHOUT
ADMINISTRATION - ANCILLARY
PROCEEDING

14 ROBERT ARCHIE OLSEN by and through his counsel, ALLISON MacKENZIE,
15 LTD., having filed his Petition to Set Aside Estate Without Administration, and a hearing thereon
16 having been had in open Court, due notice of which was proved; and no person objecting; and the
17 Court having reviewed the evidence, read the papers, and considered the matter; and it appearing:

18 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED
19 as follows:

20 1. That the estate does not exceed One Hundred Thousand and No/100 Dollars
21 (\$100,000.00).

22 2. That the Last Will and Testament dated August 12, 2017 be proved to be the
23 decedent's Last Will and Testament .

24 3. That the interest of the decedent at the time of her death in the hereinafter described
25 real property be hereby set aside to her sons KENNETH MARK OLSEN, KIRK EUGENE OLSEN,
26 PETER LYLE OLSEN, and ROBERT ARCHIE OLSEN as tenants in common to share and share
27 alike in accordance with Article VI of the Last Will and Testament of SHIRLEY DIANE LAYMAN
28 aka S. DIANE OLSEN, as follows:

ALLISON MacKENZIE, LTD.
402 North Division Street, P. O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918
E-Mail Address: law@allisonmackenzie.com

ALLISON MACKENZIE, LTD.
402 North Division Street, P. O. Box 646, Carson City, NV 89702
Telephone: (775) 687-0202 Fax: (775) 882-7918
E-Mail Address: law@allisonmackenzie.com

The land situated in the State of Nevada, County of Douglas and described as follows:

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 as shown on Tahoe Village Unit No. 3 - 13th 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 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 056 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 Phase Five recorded August 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lot 37 only, for one week each year in the Prime "Season" as defined in and in accordance with said Declarations.

A Portion of APN: 1319-30-644-021

DATED this 9 day of April 2019.


DISTRICT JUDGE

Submitted by:

ALLISON MacKENZIE, LTD.
402 North Division Street
P.O. Box 646
Carson City, NV 89702

By:


JOAN C. WRIGHT, ESQ.
Attorneys for Petitioner,
ROBERT ARCHIE OLSEN

ND: 4850-8469-5940, v. 1

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 25, 2019
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1319-30-644-021 (portion)
 b. _____
 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> | |

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Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ Exempt
 b. Deed in Lieu of Foreclosure Only (value of property (NA))
 c. Transfer Tax Value: \$ Exempt
 d. Real Property Transfer Tax Due \$ Exempt

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: from mother's estate to children

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: Agent
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Estate of S. Diane Olsen
 Address: P.O. 511
 City: Carson
 State: WA Zip: 98610

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Robert A. Olsen, et. al.
 Address: P.O. Box 511
 City: Carson
 State: WA Zip: 98610

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Allison MacKenzie, Ltd.
 Address: 402 N. Division St./P.O. Box 646
 City: Carson City

Escrow # _____
 State: NV Zip: 89703