

**APN: Portions of 1319-30-616-011 and
1319-30-616-014**

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



00105015202009408850060067

KAREN ELLISON, RECORDER

E05

**SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE**

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**

RECEIVED

DEC 27 2019

FILED

1 CASE NO.19-PB-00143

2 DEPT. NO. I

Douglas County
District Court Clerk

2020 JAN -7 PM 3: 26

3 The party executing this document hereby affirms
4 that this document submitted for filing DOES
5 contain the social security number of any
person or persons pursuant to NRS 239B

ROBERT R. WILLIAMS
CLERK

D. GOELZ
DEPUTY

6 THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
7 IN AND FOR THE COUNTY OF DOUGLAS

9 IN THE MATTER OF THE ESTATE)

10 OF)

11 FRANCISCO A. OLIVA aka as)
12 FRANCISCO OLIVA)
Deceased.)

ORDER GRANTING PETITION TO SET
ASIDE ESTATE WITHOUT
ADMINISTRATION ANCILLARY
PROCEEDING

13 _____)
14 REBECCA OLIVA-RAMIREZ by and through her counsel, ALLISON MacKENZIE,
15 LTD., having filed her 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 as

19 follows:

- 20 1. That the estate does not exceed One Hundred Thousand and No/100 Dollars
- 21 (\$100,000.00).
- 22 2. That the decedent died intestate.
- 23 3. That the interest of the decedent at the time of his death in the hereinafter
- 24 described real property be hereby set aside to his daughter REBECCA OLIVA-RAMIREZ as follows:

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

26 ///

27 ///

28 ///

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

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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

1 Two Time Share interests comprised of the following:

2 A.

3 **PARCEL ONE:**

4 An undivided 1/51st interest in and to that certain condominium estate described as follows:

5 a) Condominium Unit No. 11, Building B, as set forth in the condominium map of Lot
6 33, Tahoe Village Unit No. 2, Third Amended Map, recorded February 26, 1981, as
7 Document No. 53850, Official Records of Douglas County, State of Nevada, during ONE
8 (1) "Use Period" within the Summer "Season" as defined in the Declaration of Time
9 Share Covenants, Conditions and Restrictions, originally recorded on April 5, 1983 as
10 Document No. 78473, and as rerecorded May 24, 1983 as Document No. 80819, Official
11 Records of Douglas County, State of Nevada, and the Declaration of Time Share
12 Covenants, Conditions and Restrictions recorded on October 24, 1983 as Document
13 No.89976 and as amended by the First Amendment to Declaration of Time Share
14 Covenants and Restrictions recorded on November 10, 1983 as Document No. 090832,
15 Official Records of Douglas County, State of Nevada.

16 b) An undivided 1/11th interest in and to the common area designated, depicted and
17 described in the condominium map of Lot 33, Building B, Tahoe Village Unit No. 2, Third
18 Amended Map, recorded February 26, 1981 as Document No. 53850, Official Records of
19 Douglas County, State of Nevada, during and for the "Use Period" set forth in
20 subparagraph (a) above.

21 **PARCEL TWO:**

22 A non-exclusive right to use the "Special Common Area" as defined, and for the purposes
23 and on the terms and conditions set forth, in that certain Declaration of Annexation (Tahoe
24 Summit Village) and Grant, Bargain and Sale Deed recorded May 27, 1987 in Book 587 at
25 Page 2664 as Document No. 155368, Official Records of Douglas County, State of Nevada
26 during and for the "Use Period" set forth in subparagraph (a) above.

27 **PARCEL THREE:**

28 A non-exclusive right to use the real property known as Common Area on the Official Map
of Tahoe Summit Village Unit No. 2, recorded March 29, 1974 as Document No. 72495,
Official Records of Douglas County, State of Nevada, as amended and modified, for all
those purposes provided for in the Declaration of Covenants, Conditions and Restrictions
recorded January 11, 1973 as Document No. 63681, Official Records of Douglas County,
State of Nevada, and as amended by instruments recorded with said County and State on
September 28, 1973 as Document No. 69063 in Book 973, Page 812 and July 2, 1976 as
Document No. 01472 in Book 776, Page 87 of Official Records of Douglas County, State of
Nevada during and for the "Use Period" set forth in subparagraph (a) above.

The above described exclusive and non-exclusive rights may be applied to any available
unit during said Use Period with said Season.

A Portion of APN 1319-30-616-011;

AND

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1 B.

2 **PARCEL ONE:**

3 An undivided 1/51st interest in and to that certain condominium estate described as follows:

4 a) Condominium Unit No. 14 , Building B, as set forth in the condominium map of Lot
5 33, Tahoe Village Unit No. 2, Third Amended Map, recorded February 26, 1981, as
6 Document No. 53850, Official Records of Douglas County, State of Nevada, during ONE
7 (1) "Use Period" within the Swing "Season" as defined in the Declaration of Time Share
8 Covenants, Conditions and Restrictions, originally recorded on April 5, 1983 as Document
9 No. 78473, and as rerecorded May 24, 1983 as Document No. 80819, Official Records of
10 Douglas County, State of Nevada, and the Declaration of Time Share Covenants,
11 Conditions and Restrictions recorded on October 24, 1983 as Document No.89976 and as
12 amended by the First Amendment to Declaration of Time Share Covenants and
13 Restrictions recorded on November 10, 1983 as Document No. 090832, Official Records of
14 Douglas County, State of Nevada.

15 b) An undivided 1/11th interest in and to the common area designated, depicted and
16 described in the condominium map of Lot 33, Building B, Tahoe Village Unit No. 2, Third
17 Amended Map, recorded February 26, 1981 as Document No. 53850, Official Records of
18 Douglas County, State of Nevada, during and for the "Use Period" set forth in
19 subparagraph (a) above.

20 **PARCEL TWO:**

21 A non-exclusive right to use the "Special Common Area" as defined, and for the purposes
22 and on the terms and conditions set forth, in that certain Declaration of Annexation (Tahoe
23 Summit Village) and Grant, Bargain and Sale Deed recorded May 27, 1987 in Book 587 at
24 Page 2664 as Document No. 155368, Official Records of Douglas County, State of Nevada
25 during and for the "Use Period" set forth in subparagraph (a) above.

26 **PARCEL THREE:**

27 A non-exclusive right to use the real property known as Common Area on the Official Map
28 of Tahoe Summit Village Unit No. 2, recorded March 29, 1974 as Document No. 72495,
Official Records of Douglas County, State of Nevada, as amended and modified, for all
those purposes provided for in the Declaration of Covenants, Conditions and Restrictions
recorded on September 28, 1973 as Document No. 69063 in Book 973, Page 812 and July 2,
1976 as Document No. 01472 in Book 776, Page 87 of Official Records of Douglas County,
State of Nevada during and for the "Use Period" set forth in subparagraph (a) above.

The above described exclusive and non-exclusive rights may be applied to any available
unit during said Use Period with said Season.

A Portion of APN 1319-30-616-014.

DATED this 7th day of January, 2019.

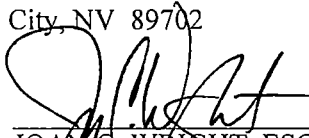

DISTRICT JUDGE

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Submitted by:

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

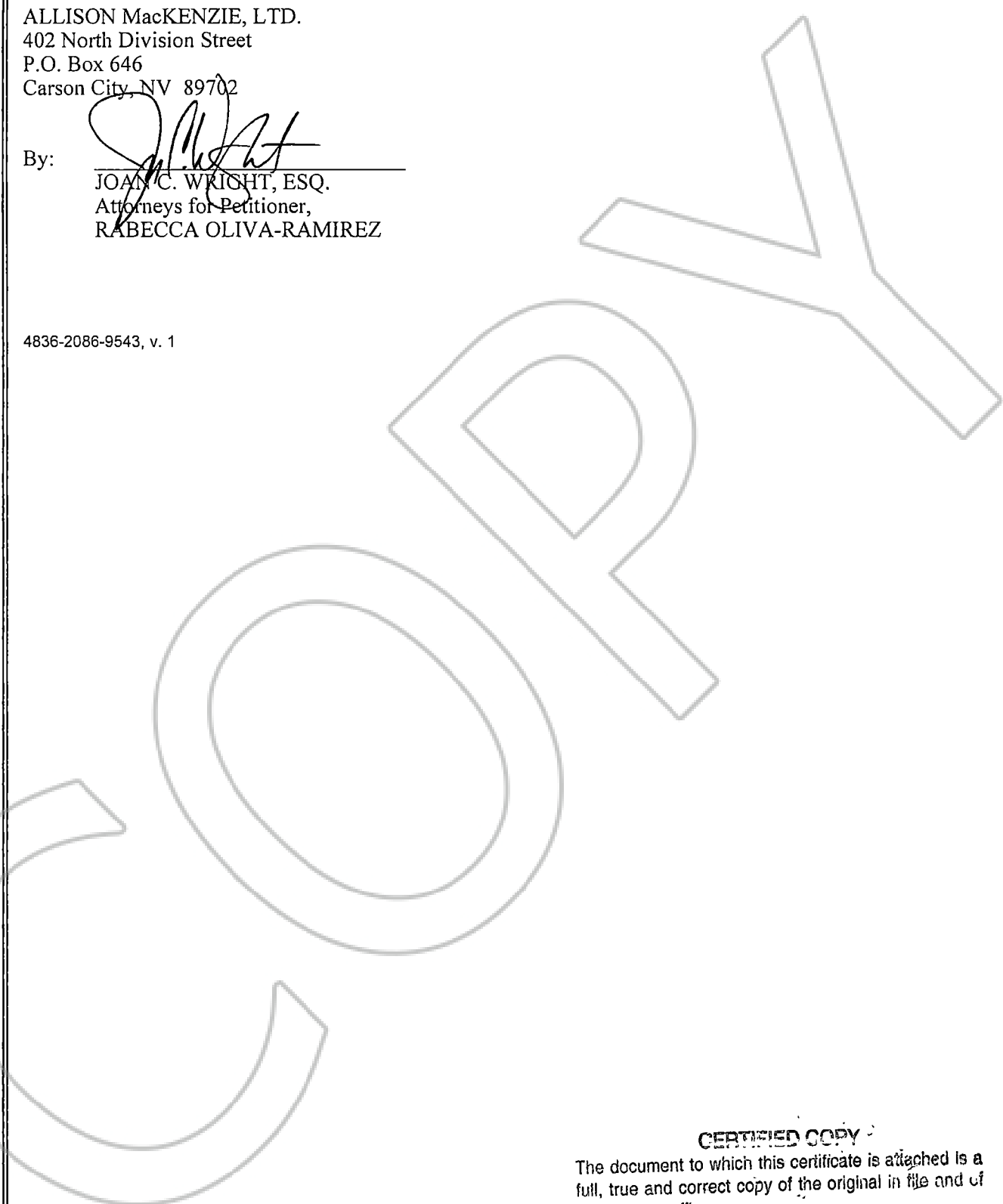
By:



JOAN C. WRIGHT, ESQ.
Attorneys for Petitioner,
RABECA OLIVA-RAMIREZ

4836-2086-9543, v. 1

ALLISON MacKENZIE, LTD.
402 North Division Street, P.O. Box 646, Carson City, NV 89702
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E-Mail Address: law@allisonmackenzie.com



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 1-9-20

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

By ANAM Deputy

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1319-30-616-011 portion
 - b) 1319-30-616-014 portion
 - 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'l/Ind'l
 - g) Agricultural h) Mobile Home
 - i) Other Timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

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

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 5
 - b. Explain Reason for Exemption: Transfer from Estate to Daughter

5. Partial Interest: Percentage being transferred: 100.0%

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)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Estate of Francisco A. Oliva

Address: 7717 North Tamarind Ave.

City: Fontana

State: CA Zip: 92336

Print Name: Rebecca Oliva-Ramirez

Address: 7717 North Tamarind Ave.

City: Fontana

State: CA Zip: _____

**COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)**

Print Name: Allison MacKenzie, Ltd. Escrow # _____

Address: 402 N. Division Street

City: Carson City State: NV Zip: 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)