



KAREN ELLISON, RECORDER

E03

RECORDING COVER PAGE

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APN# 1318-26-101-006

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

TITLE OF DOCUMENT
(DO NOT Abbreviate)

Order to Set Aside Without Administration

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

RECORDING REQUESTED BY: REED & MANSFIELD
6655 W. SAHARA B-200
LAS VEGAS, NV 89146

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Name Tricom Management
Address 1300 North Kellogg Drive, Suite B
City/State/Zip Anaheim, CA 92807

This page provides additional information required by NRS 111.312 Sections 1-2.
To print this document properly, do not use page scaling.
P:\Common\Forms & Notices\Cover Page Template Oct2017

1 JONATHAN C. REED, ESQ.
2 Nevada Bar #1454
3 DOUGLAS A. REED
4 Nevada Bar #11250
5 REED & MANSFIELD
6 6655 W. Sahara Ave. B-200
7 Las Vegas, Nevada 89146
8 (702) 343-0494
9 e-mail: nevattorney@gmail.com
10 Attorneys for PETITIONERS
11 DENNIS CRAIG VAUS and
12 LORENE A. FLASK

RECEIVED
FEB 13 2020
Douglas County
District Court Clerk

FILED
2020 MAR -3 PM 2: 32
WILLIAMS
DEPUTY

DISTRICT COURT
DOUGLAS COUNTY, NEVADA

In the Matter of the Estate of) Case No. : P-19-PB-0155
WILLIAM LEE PARK)
Deceased) Dept. No.: 1

Order to Set Aside Estate Without Administration

This matter came on for hearing upon proper notice and without objection on March 3, 2020.

IT APPEARS TO THE SATISFACTION OF THE COURT THAT:

1. Decedent William Lee Park died on 08/23/2017 in California and was resident in that state when he died.
2. Decedent William Lee Park only owned one item of real estate in Nevada which is a Kingsbury Crossing timeshare in Douglas County Nevada, described below, which is the extent of his Nevada estate.
3. Decedent William Lee Park left a valid Pourover Will leaving his entire estate to the then acting Trustees of the WILLIAM PARK LIVING TRUST established on June 2, 2017.

1 4. The current incumbent trustees of that Trust are LORENE A. FLASK and DENNIS CRAIG
2 VAUS.

3 IT IS HEREBY ORDERED:

- 4
- 5 1. The sole asset of the Nevada estate, a Kingsbury Crossing timeshare, described in the
6 following paragraph, is awarded to LORENE A. FLASK and DENNIS CRAIG VAUS as Co-
7 Trustees of the WILLIAM PARK TRUST established on June 2, 2017.
8
- 9 2. The legal description of the timeshare is attached hereto as **Exhibit 1** and to further
10 identify this timeshare, **Exhibit 1** in the lower left corner contains this description:

11 Assessment Parcel No. 1318-26-101-006

12 Interval Number 3204-17

13 HOA Number 470918703 (The last digit "3" is a handwritten correction

14 apparently from "2.")

15 And in the lower right corner contains a bar code containing the following

16 Numbers:

17 BK- 0207

18 PG- 5991


19 0695237 Page 2 Of 2 02/20/2007

- 20 3. This estate shall not be further administered upon.

21 DATED this 3 day of March, 2020.

22
23 By 
24 DISTRICT COURT JUDGE

25 Respectfully Submitted:
26 REED & MANSFIELD

27 
28 Jonathan C. Reed, Nevada Bar No. 1454, 6655 W. Sahara Ave. B200
Las Vegas, Nevada 89146, Attorneys for Petitioners

COPY

EXHIBIT 1

EXHIBIT "A"

LEGAL DESCRIPTION - KINGSBURY CROSSING

THE FOLLOWING REAL PROPERTY IN THE COUNTY OF DOUGLAS, STATE OF NEVADA:

PARCEL 1:

AN UNDIVIDED **ONE-THREE THOUSAND TWO HUNDRED AND THIRTEENTH (1/3213)** INTEREST AS A TENANT-IN-COMMON IN THE FOLLOWING DESCRIBED REAL PROPERTY (THE REAL PROPERTY):

A PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 18 EAST, MDB&M, DESCRIBED AS FOLLOWS: PARCEL 3, AS SHOWN ON THAT AMENDED PARCEL MAP FOR JOHN E. MICHELSEN AND WALTER COX RECORDED FEBRUARY 03, 1981, IN BOOK 281 OF OFFICIAL RECORDS AT PAGE 172, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 53178, SAID MAP BEING AN AMENDED MAP OF PARCELS 3 AND 4 AS SHOWN ON THAT CERTAIN MAP FOR JOHN E. MICHELSEN AND WALTER COX, RECORDED FEBRUARY 10, 1978, IN BOOK 278 OF OFFICIAL RECORDS AT PAGE 591, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 17578.

EXCEPTING FROM THE REAL PROPERTY THE EXCLUSIVE RIGHT TO USE AND OCCUPY ALL OF THE DWELLING UNITS AND UNITS AS DEFINED IN THE "DECLARATION OF TIMESHARE USE" AND SUBSEQUENT AMENDMENTS THERETO AS HEREINAFTER REFERRED TO.

ALSO EXCEPTING FROM THE REAL PROPERTY AND RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL THOSE CERTAIN EASEMENTS REFERRED TO IN PARAGRAPHS 2.5, 2.6 AND 2.7 OF SAID DECLARATION OF TIMESHARE USE AND AMENDMENTS THERETO TOGETHER WITH THE RIGHT TO GRANT SAID EASEMENTS TO OTHERS.

TOGETHER WITH THE EXCLUSIVE RIGHT TO USE AND OCCUPY A "UNIT" AS DEFINED IN THE DECLARATION OF TIMESHARE USE RECORDED FEBRUARY 16, 1983, IN BOOK 283, AT PAGE 1341 AS DOCUMENT NO. 76233 OF OFFICIAL RECORDS OF THE COUNTY OF DOUGLAS, STATE OF NEVADA AND AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED APRIL 20, 1983 IN BOOK 483 AT PAGE 1021, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 78917, AND SECOND AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED JULY 20, 1983 IN BOOK 783 OF OFFICIAL RECORDS AT PAGE 1688, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 84425 AND THIRD AMMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED OCTOBER 14, 1983 IN BOOK 1083 AT PAGE 2572, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 89535, (DECLARATION), DURING A "USE PERIOD", WITHIN THE **HIGH** SEASON WITHIN THE "OWNER'S USE YEAR", AS DEFINED IN THE DECLARATION, TOGETHER WITH A NONEXCLUSIVE RIGHT TO USE THE COMMON AREAS AS DEFINED IN THE DECLARATION.

Assessment Parcel No: 1318-26-101-006

Interval Number 3204-17

HOA Number 470918703



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 April 16, 2020

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

By *Morgan* Deputy

**STATE OF NEVADA
DECLARATION OF VALUE**

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

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

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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Pursuant to 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 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: Lawyer
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: William Lee Park
 Address: 174 Dena Dr.
 City: Newbury Park
 State: CA Zip: 91320

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Lorene Flask, Trustee
 Address: 24532 Via Carissa
 City: Laguna Niguel
 State: CA Zip: 92677

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Reed & Mansfield Escrow # _____
 Address: 6655 W. Sahara Ave. B200
 City: Las Vegas State: NV Zip: 89146