

DOUGLAS COUNTY APN 42-160-10



KAREN ELLISON, RECORDER

E05

RECORDING REQUESTED BY AND
MAIL TAX STATEMENTS TO:

Kathleen Marie Buffleben
4124 Payton Lane
Tracy, CA 95377

ORDER
TO SET ASIDE ESTATE WITHOUT ADMINISTRATION

(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

MAY 22 2020

FILED

Douglas County
District Court Clerk

2020 JUN -1 PM 2: 16

BOBBIE R. WILLIAMS
CLERK

~~BY WILFERT~~ UTILITY

1 Case No. 20-PB-00011

2 Dept. II

3 This document does not contain
4 personal information of any person.

5
6 IN 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 of

10 SHIRLEY M. WEBER,

**ORDER
TO SET ASIDE ESTATE
WITHOUT ADMINISTRATION**

11
12 Deceased. /

13
14 It appearing to the satisfaction of the Court that a verified petition of William H. Weber,
15 Petitioner herein, to set aside the Nevada estate of the above-named decedent without administration
16 has been filed, that notice of the time and place of the hearing thereon has been duly given in the
17 manner required by law, that no one has objected or presented any reason why said Petition should not
18 be granted, and that the heirs of the estate have all filed an acknowledgment of receipt of the Petition
19 and consent to the relief prayed.

20 After due search and inquiry, it has been ascertained that Decedent died testate, but that the
21 object of the Decedent's Will, the "Shirley M. Weber Declaration of Trust Dated February 3, 1995,"
22 was duly revoked during Decedent's lifetime. Decedent's assets, excluding the within subject real
23 property, was thereafter transferred to an irrevocable trust for Decedent's long-term care. As a result
24 of the revocation of the Trust, the devise under Decedent's Will failed, and therefor the estate should
25 be distributed according to the laws of intestate succession under NRS Chapter 134.

26 The Court finds that the gross value of the Nevada estate of the decedent, after deducting any
27 encumbrances, does not exceed \$100,000.00, and that this is a proper case for the whole of the estate
28 to be set aside pursuant to NRS 146.070.

Kelly R. Chase
The Law Firm LLC

P.O. Box 2800, Minden, NV 89423 (775) 782-3099

1 The heirs of the estate have filed acknowledgments of receipt of the Petition and consent to the
2 relief prayed. As all interested parties agree to the disposition, it is appropriate that the real property
3 of the estate described herein shall be transferred, conveyed, assigned and set apart to the Decedent's
4 daughter, Kathleen M. Buffleben, a married woman as her sole and separate property.

5 On such basis, and good cause appearing,

6 IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED that the estate not be
7 administered upon, but that the whole of the Estate of SHIRLEY M. WEBER, deceased, be, and the
8 same is hereby, assigned and set apart in the following order:

- 9 1. To the payment of funeral expenses, expenses of last illness, and money owed to the
10 Department of Health and Human Services as a result of payment of benefits for Medicaid, if any;
- 11 2. To the payment of creditors of the estate, if any; and,
- 12 3. The real property of the Decedent's estate in the State of Nevada consisting of a time-
13 share interest in real property commonly known as Unit No. 086, Lot 31, of Tahoe Village Unit No. 3,
14 located in Douglas County, Nevada (hereinafter, the "Property"), shall be, and is hereby, transferred,
15 conveyed, assigned and set apart to the Decedent's daughter, Kathleen M. Buffleben, a married woman
16 as her sole and separate property. The Property is more particularly described in **Exhibit A** attached
17 hereto and incorporated herein by reference.

18 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that said estate not be further
19 administered upon.

20 DATED this 1st day of June, 2020.

21
22 
23 _____
DISTRICT COURT JUDGE

24
25 Submitted by
26 The Law Firm LLC
27 Kelly R. Chase
28 Nevada Bar #937
P.O. Box 2800
Minden NV 89423
(775) 782-3099
Attorney for Petitioner

EXHIBIT "A"

A Timeshare Estate comprised of:

Parcel One:

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

- (a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 31 of Tahoe Village Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, all of Official Records Douglas County, State of Nevada. Except therefrom units 81 to 100 Amended Map and as corrected by said Certificate of Amendment.
- (b) Unit No. 086 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

Parcel Two:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 176 Page 229 of Official Records and in modification thereof recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records and recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records.

Parcel Three:

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots, 29, 39, 40, and 41 as shown on said Tahoe Village Unit No. 3, Fifth-Amended Map and as corrected by said Certificate of Amendment.

Parcel Four:

- (a) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, M.D.M. - and -
- (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 61612; and amended by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, Official Records, Douglas County, State of Nevada.

Parcel Five:

The Exclusive right to use said UNIT and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel One and Parcels Two, Three, and Four above during ONE "use week" within the SPRING/FALL "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982 as Document No. 71000 of said Official Records.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.

SPACE BELOW FOR RECORDER'S USE

REQUESTED BY
 STEWART TITLE OF NORTHERN NEVADA
 IN OFFICIAL RECORDS OF
 DOUGLAS CO. NEVADA
 1984 MAY -9 PK 1:21

SUZANNE BEAUDREAU
 RECORDER

Suzanne Beaudreau
 REC'D

100632

BOOK 584 PAGE 836

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 6/1/2020

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

1. Assessor Parcel Number(s)
 a) 42-160-10
 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
 i) Other Timeshare

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

3. Total Value/Sales Price of Property: \$ \$1,200.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 5
 b. Explain Reason for Exemption: Decedent parent to daughter by order of administration

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 [Handwritten Signature] Capacity Attorney
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Estate of Weber
 Address: PO Box 2800
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Kathleen Buff Platen
 Address: 4124 Canyon Lane
 City: Tracy
 State: CA Zip: 95377

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: The Law Firm LLC/Kelly R. Chase Escrow # [Court estate proceeding]
 Address: PO Box 2800
 City: Minden State: NV Zip: 89423

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