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KAREN ELLISON, RECORDER

Minden Lawyers, LLC
Post Office Box 2860
Minden, NV 89423

FOR RECORDER'S USE ONLY

ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION

TITLE OF DOCUMENT

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (NRS 239B.030)

___ I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law. State specific law: _____

Signature

Neal Falk, Attorney
Print Name & Title

WHEN RECORDED MAIL TO:

Minden Lawyers, LLC
Post Office Box 2860
Minden, NV 89423

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Case No. 2020-PB-0010
Dept. I

RECEIVED
SEP 23 2020
Douglas County
District Court Clerk

FILED
2020 SEP 30 PM 1:16
BOB B. WILLIAMS
CLERK
BY *[Signature]* DEPUTY

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

In the Matter of the Estate of:

SALLY MORRISON AND GERALD
MORRISON,

Deceased.

**ORDER TO SET ASIDE ESTATE
WITHOUT ADMINISTRATION**

MINDEN LAWYERS, LLC
POST OFFICE BOX 2860
MINDEN, NEVADA 89423
(775) 782-7171

THIS MATTER came before this Court this 29th day of September 2020 upon the *Petition to Set Aside Estate Without Administration* filed on September 4, 2020 by Neal C. Falk of the law firm of Minden Lawyers, LLC., on behalf of Petitioner MAUREEN BREKKE ("Maureen"):

GOOD CAUSE APPEARING, the Court hereby finds as follows:

1. SALLY MORRISON and GERALD MORRISON, ("Decedents") died as residents of King County, Washington, on September 8, 2013 and June 1, 2015, respectively, leaving an interest in real property consisting of a one-week winter season timeshare each year in Douglas County, Nevada known as The Ridge Tahoe and which is located at 400 Ridge Club Dr., Stateline, Nevada 89449 ("Nevada timeshare").

2. Decedents died testate, having duly executed their Last Wills and Testaments which are dated September 5, 2013 and November 21, 2013, respectively.

3. Maureen is the daughter of the Decedents and was appointed as Personal Representative in the Superior Court of Washington in and for Pierce County, case No. 15-4-00999-3.

1 4. All assets and property of the Decedents have been distributed through the
2 Washington probate, with the exception of the interest in the Nevada timeshare.

3 5. All debts of the Decedents have been paid in full through the Washington probate.

4 6. All beneficiaries have waived a formal accounting and have approved the final
5 distribution in the Washington probate, which includes the distribution of the Nevada timeshare.

6 7. The total value of the Nevada timeshare property described above, after deducting
7 encumbrances, if any, does not exceed \$100,000.00.

8 NOW THEREFORE, IT IS HEREBY ORDERED:

9 1. That this matter is set aside without administration pursuant to *NRS 146.070*;

10 2. That the interest in the Nevada timeshare of one week each year during the winter
11 season at The Ridge Tahoe, more particularly described below, is distributed in
12 equal one-third (1/3) shares to Shauna Lewis, Charlene Grob and Maureen Brekke
13 as tenants in common;

14 PARCEL ONE:

15 An undivided 1/51st interest in and to that certain condominium as follows: (a) An
16 undivided 1/20th interest, as tenants-in-common, in and to Lot 33 of Tahoe Village
17 Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document
18 No.61612 as corrected by Certificate of Amendment recorded November 23, 1981
19 as Document No. 62661, all of Official Records Douglas County, State of Nevada.
20 Except therefrom units 121 to 140 as shown and defined on that certain
21 Condominium Plan recorded August 20, 1982, as Document No. 70305 of Official
22 Records. (b) Unit No. 140 as shown and defined on said Condominium Plan.

23 PARCEL TWO:

24 A non-exclusive right to use the real property known as Parcel "A" on the Official
25 Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No.
26 63805, records of said county and state, for all those purposes provided for in the
27 Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973,
28 as Document No. 63681, in Book 173, Page 229 of Official records and in the
modifications thereof recorded September 28, 1973 as Document No. 69063 in
Book 973, Page 87 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

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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., (b) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the 5th 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 winter "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.


Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, reminders, rents, issues or profits thereof.

- 3. That Maureen is authorized to execute any and all necessary documentation, including but not limited to, a Deed of Distribution to effectuate said transfer.

Dated this 29 day of September 2020.


DISTRICT COURT JUDGE

Submitted by:
MINDEN LAWYERS, LLC
Neal C. Falk, ESQ.
P.O. Box 2860
Minden, Nevada 89423
Telephone: 775-782-7171
Attorney for Petitioner

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 10/17/2020
BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By  Deputy

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-30-723-021
 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'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other Timeshare

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BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 2,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 7.80

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 Attorney

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Estate of
 Print Name: Sally Morrison and Gerald Morrison
 Address: 1321 Kemus Way
 City: Fox Island
 State: WA Zip: 98333

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

Shauna Lewis, Charlene Grob and Maureen Brekke
 Print Name: _____
 Address: 1321 Kemus Way
 City: Fox Island
 State: WA Zip: 98333

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Minden Lawyers, LLC Escrow # _____
 Address: 990 Ironwood Drive, Suite 300
 City: Minden State: NV Zip: 89423

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