

RETURN RECORDED DEED TO:
MARK A. GOODMAN, ESQ.
GOODMAN LAW CENTER, P.C.
401 Ryland Street
Reno, Nevada 89502



MAIL TAX STATEMENTS TO:
The Capri Resorts, Inc.
c/o Kingsbury Crossing Owner Association
4025 La Palma Avenue, Suite 101
Anaheim, California 92807

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, made and entered into this 28th day of January, 2021, by and between FRANCES PASTORE, the duly appointed, qualified, and acting Personal Representative of the ESTATE OF WILLIAM NICHOLAS DANE, Deceased (hereinafter referred to as "Grantor"), and FRANCES L. PASTORE, Individually (hereinafter referred to as "Grantee").

WITNESSETH:

WHEREAS, the Eighth Judicial District Court of the State of Nevada, in and for the County of Clark, did on the 21st day of February, 2020, enter its First and Final Account and Report, Petition for Approval of Fees, for Final Distribution, and for Final Decree of Discharge of Personal Representative in Case No. P 17-090537-E. A Certified Copy of the Court's February 21, 2020, Order is attached hereto as **Exhibit "A"** and made a part hereof. In its February 21, 2020, Order, the Court expressly ordered the hereinafter Kingsbury Crossing interval ownership real property, located in Stateline, Nevada, commonly known as Kingsbury Crossing, Account No. 470225051, Interval No. 4303-03, be conveyed unto FRANCES L. PASTORE, Individually. *See*, Ex. A. para. 4, p. 5, ll. 20-25.

NOW THEREFORE, pursuant to the provisions of the Court's February 21, 2020, First and Final Account and Report, Petition for Approval of Fees, for Final Distribution, and for Final Decree of Discharge of Personal Representative in Case No. P 17-090537-E , Grantor does hereby convey to Grantee, and to Grantees' successors and assigns, all right, title, and interest that said Estate, by operation of law, or otherwise, may have acquired in and to that certain Kingsbury Crossing interval ownership real property, located in Stateline, Nevada, commonly known as Kingsbury Crossing, Account No. 470225051, Interval No. 4303-03, and more particularly described, as follows:

ASSESSOR PARCEL NUMBER (APN): 1318-26-101-006

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. Michlesen and Walter Cox recorded February 3, 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" 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 the "Declaration of Timeshare Use" 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, and amended by an instrument recorded April 20, 1983 in Book 483 at page 1021, as Document No. 78917 and again amended by an instrument recorded July 20, 1983 in Book 783, page 1688 as Document No. 84425, and again amended by an instrument recorded October 14, 1983 in Book 1083 at page 2572 as Document No. 89535, Official Records of the County of Douglas, State of Nevada, ("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.

EXHIBIT A

COPY

EXHIBIT A

11/08

ORD
GOODMAN LAW CENTER, P.C.
MARK A. GOODMAN, ESQ.
Nevada State Bar No. 10357
401 Ryland Street
Reno, NV 89502
Phone: (775) 473-4268
Facsimile: (775) 800-5944
Mark@GoodmanLawNevada.com
*Attorney for Frances Pastore,
Estate of William Nicholas Dane*

IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF CLARK

In the Matter of the Estate of
WILLIAM NICHOLAS DANE

deceased

Case No. P 17-090537-E
Dept.:

~~PROCESSED~~ FIRST AND FINAL ACCOUNT AND REPORT, PETITION FOR APPROVAL OF FEES, FOR FINAL DISTRIBUTION, AND FOR FINAL DECREE OF DISCHARGE OF PERSONAL REPRESENTATIVE

FRANCES PASTORE, Personal Representative of the Estate of WILLIAM NICHOLAS DANE, renders to the Court her First and Final Account and Report, Petition for Approval of Fees, for Final Distribution, and for Final Decree of Discharge of Personal Representative, as follows:

- Voluntary Dismissal
- Transferred (before/during trial)
- Involuntary (statutory) Dismissal
- Judgment on Arbitration Award
- Stipulated Dismissal
- Stipulated Judgment
- Summary Judgment
- Non-Jury (bench) Trial
- Jury Trial

I.
DECEDENT

That WILLIAM NICHOLAS DANE, (hereinafter called "Decedent"), died on or about October 20, 2016, in the County of Clark, State of Nevada, being at the time of his death a resident of the City of Las Vegas County of Clark, State of Nevada, leaving certain real property subject to the jurisdiction of this Court.

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II.
PERSONAL REPRESENTATIVE

On August 14, 2016, this Court pursuant to a Petition for Probate of Will and for Issuance of Letters Testamentary, duly filed and lawfully noticed, granted administration herein and appointed petitioner, FRANCES PASTORE, Personal Representative of the decedent's estate upon her qualifying and she qualified on February 3, 2017, and Letters Testamentary were issued, and ever since she has been, and now is, the duly qualified and acting Executrix of the estate of the decedent.

III.
HEIRS, NEXT of KIN, LEGATEES, AND DEVISEES

<u>NAME</u>	<u>RELATIONSHIP</u>
Frances Pastore	Sister
Joseph Dane	Brother
Margaret Elberson	Sister

IV.
INVENTORY AND APPRAISEMENT

An Inventory and Appraisement and Record of Value ("Inventory") was filed on February 1, 2018, reflecting the value of Three Hundred Sixty-Five Thousand Eight Hundred Twenty Dollars and 74/xx (\$365,820.74) for the assets of the estate.

V.
NOTICE TO CREDITORS

Notice to Creditors of decedent has been duly given, published and proof of said publication filed herein on June 1, 2017, which required creditors to present their respective claims within ninety (90) days from the date of first publication of Notice to Creditors; and that publication was made in the Las Vegas Review Journal a daily newspaper of general circulation in Las Vegas/Clark County, Nevada, printed and published in Las Vegas/Clark County, and was made in the time and in the

manner required by law; and the time for presenting claims against said estate, as fixed by said Notice to Creditors, has since expired.

The following creditors have filed a claim against the estate and their claims is timely as the Notice to Creditors was published in the Reno Gazette Journal on April 26, 2017:

Creditor	Amount	Filed Date of Creditor's Claim
Bank of America – 0612	\$78,115.00	June 28, 2017
American Express	\$4,272.50	June 28, 2017
Bank of America ¹ -- 1417	\$173,977.21	June 28, 2017

All of the above claims have been satisfied.

The following creditors have filed a claim against the estate and their claim is not timely and should be forever barred pursuant to NRS 164.025 (3) which states:

“3. A person having a claim, due or to become due, against a settlor or the trust must file the claim with the trustee within 90 days after the mailing, for those required to be mailed, or 90 days after publication of the first notice to creditors. Any claim against the trust estate not filed within that time is forever barred. After the expiration of the time, the trustee may distribute the assets of the trust to it beneficiaries without personal liability to any creditor who has failed to file with the trustee.”

Creditor	Amount	Filed Date of Creditor's Claim
Synchrony Bank Lowes Consumer Credit Card	\$1,475.64	August 22, 2017
Indemnity Company of California	\$51,215.00	March 13, 2018
U.S. Bank	\$278.75	August 8, 2017
U.S. Bank	\$411.47	August 10, 2017

The Department of Human Resources, Medicaid Estate Recovery of Nevada received Notice but did not file a claim.

¹ This claim was a secured interest on the property located at 4181 Franciscan Court, Las Vegas, Nevada. This claim was satisfied in full upon the sale of the Franciscan Court Property. See “Order Confirming Sale of Real Property” dated 6/1/2018.

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The time within which a claim may be made on this Estate has now passed. The Personal Representative respectfully requests, therefore, that any future claims be time barred pursuant to NRS 147.040.

VI.
FIRST AND FINAL ACCOUNT

The Petitioner's First and Final Account in the Estate of WILLIAM NICHOLAS DANE, deceased, from the date of the Decedent's death to present was attached as Exhibit 1 to the First and Final Accounting.

VII.
FEDERAL ESTATE TAX RETURN

The Estate has retained the services of the well-known accounting firm Clifton Larsen Allen of Reno, Nevada ("CLA") to handle the Estate's tax returns and provide all necessary tax advice. CLA has completed all necessary tax returns on behalf of the Estate for the period up to and including 2017. The tax return for 2018 is in the process of being completed.

VIII.
ATTORNEY'S FEES AND COSTS

That the petitioner engaged the services of MARK A. GOODMAN, ESQ. of GOODMAN LAW P.C. as attorney for the estate and Petitioner has made arrangement for payment for all fees and costs to be made outside of this probate.

IX.
PERSONAL REPRESENTATIVE STATUTORY FEES

The Personal Representative hereby waives the compensation she would be otherwise entitled to under NRS 150. The Personal Representative is the sole heir.

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X.
FINAL DISTRIBUTION

That the estate is ready and in a condition to be fully distributed, in and it is requested that the Personal Representative be authorized to pay the remaining allowed and outstanding claims and to thereafter distribute the Estate in its entirety to FRANCES PASTORE the in accordance with Paragraph "3" and Paragraph "4" of the Last Will and Testament of WILLIAM NICHOLAS DANE, deceased; except that Ms. Pastore may make optional distributions to "friends and relatives" of the Decedent pursuant to paragraph "5 (8)" of the Last Will and Testament of WILLIAM NICHOLAS DANE.

Based on the foregoing of findings of fact,

IT IS THEREFORE ORDERED, as follows:

1. That the First and Final Account and Report, Petition for Approval of Fees, for Final Distribution and for Final Decree of Discharge of Personal Representative is hereby approved.
2. That the sale of the sale of the Decedent's personal is hereby confirmed and the Court recognizes the return of sale proceeds.
3. That the Petitioner is directed to pay any allowed outstanding claims of the Estate, if any.
4. That the Petitioner, is hereby authorized and directed to distribute the remainder of the Estate in its entirety to FRANCES PASTORE, in accordance with Paragraph "3" and Paragraph "4" of the Last Will and Testament of WILLIAM NICHOLAS DANE, deceased; except that Ms. Pastore may make optional distributions to "friends and relatives" of the Decedent pursuant to paragraph "5 (8)" of the Last Will and Testament of WILLIAM NICHOLAS DANE.

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5. That upon the filing of the proper documents, the Personal Representative will be discharged from further trust and liability in this matter.

IT IS SO ORDERED.

Dated this day of , 2019

Dated this ~~21~~ day of ~~February~~, ~~2019~~²⁰²⁰

~~PROBATE COMMISSIONER~~

~~DISTRICT COURT JUDGE~~

Dated this 29th day of July, 2020

[Signature]
D18 44A B81B 299F
Gloria Sturman
District Court Judge

August 26, 2020



CERTIFIED COPY
ELECTRONIC SEAL (NRS 1.190(3))

1 **CSERV**

2
3 **DISTRICT COURT**
4 **CLARK COUNTY, NEVADA**

5
6 In the matter of:

CASE NO: P-17-090537-E

7 William Dane, Deceased

DEPT. NO. Department 26

8
9 **AUTOMATED CERTIFICATE OF SERVICE**

10 This automated certificate of service was generated by the Eighth Judicial District
11 Court. The foregoing Order Settling First and Final Account was served via the court's
12 electronic eFile system to all recipients registered for e-Service on the above entitled case as
listed below:

13 Service Date: 7/29/2020

14 Mark Goodman

mark@goodmanlawnevada.com

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State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

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
i) Other Time share _____

3. Total Value/Sales Price of Property: \$ 500.00 _____
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value per NRS 375.010, Section 2: \$ 500.00 _____
Real Property Transfer Tax Due: \$ 1.95 _____

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

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 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 Mark Goodman Capacity Attorney for Ms. Pastore
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Estate of William N. Dane
Address: 401 Ryland Street, Suite 117
City: Reno
State: Nevada Zip: 89502

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Frances L. Pastore
Address: 412 Virginia Avenue
City: Collingswood
State: New Jersey Zip: 08107-1937

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Mark A. Goodman Esq. Escrow # 8JDC Case# P17-090537-E
Address: 401 Ryland Street, Suite 117
City: Reno State: Nevada Zip: 89502