

APN# 1318-26-101-006

Recording Requested by:

Name: STELLA ALLEN
Address: 1032 EVERGREEN COURT
City/State/Zip: FAIRFIELD CA 94533



KAREN ELLISON, RECORDER E03

When Recorded Mail to:

Name: STELLA ALLEN
Address: 1039 EVERGREEN COURT
City/State/Zip: FAIRFIELD CA 94533

(for Recorder's use only)

Mail Tax Statement to:

Name: Kingsbury Crossing c/o Tricom Managment Inc
Address: 4025 E. La Palma Avenue Ste 101
City/State/Zip: Anaheim CA 92807

Order Granting Petition to Set Aside Estate
Without Administration Ancillary Proceeding

(Title of Document)

Please complete Affirmation Statement below:

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

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)

Helene E Armand

Digitally signed by Helene E Armand
Date: 2021.12.06 12:07:11 -08'00'

Paralegal

Signature

Title

Helene E. Armand

Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

RECEIVED

NOV 29 2021

1 CASE NO. 2021-PB-00152

Douglas County
District Court Clerk

2 DEPT NO. I

3 CODE _____

2021 NOV 30 PM 2: 37

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

WILLIAMS
DEPUTY

6 In the Matter of the Estate of:

7
8 HOWARD DELLAFOSSE

9 Deceased.

10 } ORDER GRANTING PETITION
11 } TO SET ASIDE ESTATE
12 } WITHOUT ADMINISTRATION
13 } ANCILLARY PROCEEDING

14 STELLA ALLEN and RONALD STRAUTHER, JR. Co-Petitioners Pro Se, having filed
15 their Verified Petition to Set Aside Estate Without Administration of the above-named Decedent,
16 and it appearing to the satisfaction of the Court that notice of the time and place of the hearing
17 thereon has been duly given in the manner prescribed by law, and that no one has objected or
18 presented any reason why said Petition should not be granted.

19 **NOW THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED**
20 as follows:

21 1. HOWARD DELLAFOSSE, Decedent, who died December 29, 2020 in
22 Sacramento, California, was, at the time of his death, a resident of San Joaquin County,
23 California and had real property in the State of Nevada.

24 2. That the Will of the Decedent filed herein dated November 14, 2019, is hereby
25 proved to be the Decedent's Last Will and Testament.

26 3. Decedent left an Estate in the State of Nevada consisting of the following
27 property: a Timeshare with **THE LODGE AT KINGSBURY CROSSING** located in the
28 County of Douglas, State of Nevada at 133 Deer Run Court, Stateline, NV 89449, being
Assessor Parcel Number 1318-26-101-006.

1 4. That the gross value of the Nevada Estate of the Decedent, does not exceed One
2 Hundred Thousand Dollars (\$100,000.00).

3 5. That at the date of Decedents death, so far as known to Petitioner, there were no
4 liens or encumbrances of record against the Decedent's property.

5 6. That this is a proper case for the whole of the Estate to be set aside to THE 2016
6 HOWARD DELLAFOSSE REVOCABLE TRUST in accordance with Article 4, Section 4.1 of
7 the Last Will of HOWARD DELLAFOSSE, and the further agreement of the heirs.

8 7. That the Nevada Estate of HOWARD DELLAFOSSE, Decedent, is hereby found
9 to consist of real property commonly known as a Timeshare with a Timeshare with THE
10 LODGE AT KINGSBURY CROSSING located in the County of Douglas, State of Nevada at
11 133 Deer Run Court, Stateline, NV 89449, being Assessor Parcel Number 1318-26-101-006, and
12 more particularly described as follows:

13 AN UNDIVIDED "ONE-THREE THOUSAND TWO HUNDRED AND THIRTEENTH
14 (1/3213) INTEREST AS A TENANT-IN-COMMON IN THE FOLLOWING DESCRIBED
15 REAL PROPERTY (THE "REAL PROPERTY"):

16 A PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER
17 OF SECTION 26 TOWNSHIP 13 NORTH, RANGE 18 EAST, MDB&M, DESCRIBED AS
18 FOLLOWS:

19 PARCEL 3, AS SHOWN ON THAT AMENDED PARCEL MAP FOR JOHN E.
20 MICHELSON AND WALTER COX, RECORDED FEBRUARY 03, 1981, IN BOOK 281 OF
21 OFFICIAL RECORDS, AT PAGE 172, DOUGLAS COUNTY, NEVADA, AS DOCUMENT
22 NO. 53178, SAID MAP BEING AN AMENDED MAP OF PARCELS 3 AND 4 AS SHOWN
23 ON THAT CERTAIN MAP OF JOHN E. MICHELSON AND WALTER COX, RECORDED
24 FEBRUARY 10, 1978, IN BOOK 278, OF OFFICIAL RECORDS, AT PAGE 591, DOUGLAS
25 COUNTY, NEVADA, AS DOCUMENT NO. 17578.

26 EXCEPTING FROM THE REAL PROPERTY THE EXCLUSIVE RIGHT TO USE
27 AND OCCUPY ALL OF THE DWELLING UNITS AS DEFINED IN THE "DECLARATION
28

1 OF TIMESHARE USE" AND SUBSEQUENT AGREEMENTS THERETO AS
2 HEREINAFTER REFERRED TO.

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

8 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE AND OCCUPY A "UNIT" AS
9 DEFINED IN THE "DECLARATION OF TIMESHARE USE" RECORDED FEBRUARY 16,
10 1983, IN BOOK 283, AT PAGE 1341 AS DOCUMENT NO. 76233 OF OFFICIAL RECORDS
11 OF THE COUNTY OF DOUGLAS, STATE OF NEVADA AND AMENDMENT TO
12 "DECLARATION OF TIMESHARE USE" RECORDED APRIL 20, 1983 IN BOOK 483 AT
13 PAGE 1021, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AS DOCUMENT
14 NO. 78917, AND SECOND AMENDMENT TO "DECLARATION OF TIMESHARE USE"
15 RECORDED JULY 20, 1983 IN BOOK 783 OF OFFICIAL RECORDS AT PAGE 1688,
16 DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 084425 ("DECLARATION"),
17 DURING A "USE PERIOD" WITHIN THE **HIGH** SEASON WITHIN THE "OWNER'S USE
18 YEAR", AS DEFINED IN THE DECLARATION, TOGETHER WITH A NON-EXCLUSIVE
19 RIGHT TO USE THE COMMON AREAS AS DEFINED IN THE DECLARATION.
20 SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS,
21 EASEMENTS, RIGHTS-OF-WAY OF RECORD.

22 TOGETHER WITH ALL SINGULAR TENEMENTS, HEREDITAMENTS AND
23 APPURTENANCES THEREUNTO BELONGING OR IN ANYWAY APPERTAINING.

24 **Interval No.: 4303-38**

25 Account No.: 470325411

26 **APN: 1318-26-101-006**

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8. That this Order shall be used as the document transferring title to the real property; and that Decedent's Estate is hereby transferred, assigned and set aside in the following manner:

**STELLA ALLEN and RONALD STRAUTHER, JR., Co-Trustees of
THE 2016 HOWARD DELLAFOSSE REVOCABLE TRUST.**

9. **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that the Estate shall not be further administrated upon.

DATED this 30 day of November, 2021.

IT IS SO ORDERED.


DISTRICT JUDGE

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 12/17/2021
BOBBIE R. WILLIAMS Clerk of Court

Page 4 of 4 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) 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 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) _____
 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 # 3
 b. Explain Reason for Exemption: Transfer from Decedent's Estate to Decedent's Trust.
Per court order

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 Stella Allen Capacity Co-Executor Estate of Howard Dellafosse
 Signature Stella Allen Capacity Successor Co-Trustee of 2016 Howard Dellafosse Trust

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Stella Allen
 Address: 1032 Evergreen Court
 City: Fairfield
 State: CA Zip: 94533

Print Name: Stella Allen
 Address: 1032 Evergreen Court
 City: Fairfield
 State: CA Zip: 94533

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Paralegal Service Center of Ramona Escrow # _____
 Address: 1039 D Street Ste 9
 City: Ramona State: CA Zip: 92065

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