

APN# 42-254-35

Recording Requested by/Mail to:

Name: Melissa Gruhler

Address: 1153 River Ridge Dr.

City/State/Zip: Redding CA 96003

Mail Tax Statements to:

Name: Melissa Gruhler

Address: 1153 River Ridge Dr.

City/State/Zip: Redding CA 96003



KAREN ELLISON, RECORDER

E03

Order

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording
DOES contain 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)

Melissa Gruhler

Signature

Melissa Gruhler

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

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Case No. 2021-PB-00160

Dept. No. 1

RECEIVED

DEC 22 2021

Douglas County
District Court Clerk

2021 DEC 22 AM 10:48

CLERK
DEPUTY
[Signature]

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

EUNICE ELIZABETH HOWELL,

ORDER

Deceased.
_____ /

THIS MATTER came before the court on December 21, 2021, at the time set to consider a Petition to Set Aside Estate Without Administration. Appearing before the court via audio-visual technology, specifically Zoom, was Petitioner Melissa Michelle Gruhler, representing herself, *pro se*.

While considering the petition, the court observed that although the petition requested setting aside the estate directly to the decedent's three known heirs, the ~~controlling set aside statute dictated that the estate be set aside according to decedent's will,~~ which itself directed that her entire estate be given to the trustee of the decedent's trust. Petitioner, who also serves as the successor trustee of the decedent's trust, offered no objection; no other individual entered an appearance during the hearing.

THEREFORE, good cause appearing and hearing no objection, the court granted the petition as set forth herein and now enters the following findings and conclusions and orders as follows:

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1. The decedent, Eunice Elizabeth Howell, died on March 29, 2019, in Shasta County, California.
2. At the time of her death, Eunice Elizabeth Howell was a resident of the State of California with an ancillary estate in the State of Nevada consisting of a parcel of real property designated as a timeshare that did not exceed the value of \$100,000.00 at the time of her death.
3. The decedent originally owned that timeshare with her husband, Gary W. Howell, as husband and wife, as joint tenants with right of survivorship.
4. Gary W. Howell died on August 14, 1997.
5. Eunice Elizabeth Howell was not married at the time of her death.
6. The timeshare at issue is located at The Ridge Lake Tahoe in Douglas County, Nevada, Unit No 35, a portion of APN 42-254-35.
7. According to decedent's last will and testament, her estate is to be distributed to the trustee of The Eunice E. Howell Trust.
8. Due and proper notice of the hearing to consider the petition to set aside decedent's estate was provided to the State of Nevada and all of decedent's known heirs.
9. As alleged and verified within the petition, all funeral expenses, expenses of last illness and estate creditors have been paid; the decedent did not receive any benefits from Medicaid from the Nevada Department of Health and Human Services during her lifetime.
10. There were no liens or encumbrances against decedent's Nevada property at the date of death; there are no debts of the decedent that remain unpaid.
11. Petitioner alleges no attorney's fees and costs are owed as a result of her petition.

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12. At least thirty (30) days have elapsed since the date of decedent's death.

THEREFORE, IT IS HEREBY ORDERED, pursuant to NRS 146.070, that the entirety of the Nevada estate of EUNICE ELIZABETH HOWELL is hereby set aside to The Eunice E. Howell Trust, Melissa Michelle Gruhler - Successor Trustee, to be distributed thereafter in accordance with The Eunice E. Howell Trust. Specifically, the entirety of decedent's Nevada timeshare shall be and hereby is set aside without probate and hereby placed into The Eunice E. Howell Trust and given to the Successor Trustee, Melissa Michelle Gruhier, who has all authority granted to her according to that trust to thereafter transfer the timeshare property at issue herein.

The timeshare is described as follows (previously recorded in Douglas County Records as Document 361083 at Book 0495, Page 4387):

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 35 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Six recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, and as described in the Recitation of Easements Affecting The Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations: with the exclusive right to use said interest, in Lot 28 only, for one week each year in accordance with said Declarations.

A portion of APN: 42-254-35.

These proceedings are now to be considered administratively closed. If petitioner discovers additional Nevada property owned by decedent, that property is also placed in, and to be treated in accordance with, The Eunice E. Howell Trust. If the value of that newly discovered property causes the net value of decedent's Nevada estate to exceed

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\$100,000.00, petitioner is to notify the court via newly filed petition accordingly.

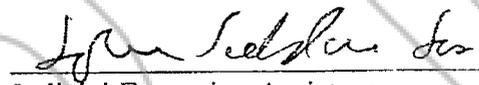
IT IS SO ORDERED.

Dated this 22 day of December, 2021.


NATHAN TOD YOUNG
District Judge

Copies served this 22 day of December, 2021, to:

Melissa Michelle Gruhler
1153 River Ridge Drive
Redding, CA 96003


Judicial Executive Assistant

COPIES

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 8, 2022

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

By Ch Walker Deputy

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 42-254-35
 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

FOR RECORDERS OPTIONAL USE ONLY
 BOOK _____ PAGE _____
 DATE OF RECORDING: _____
 NOTES: Okay by Melissa to
change exemption #7 to #3
& work out value. #7

3. Total Value/Sales Price of Property: \$ 15,110.00
 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 # 73
 b. Explain Reason for Exemption: _____
transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer it must state on the Declaration of Value that the transfer is "without consideration".
Per Court Order

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 Melissa Gruhler Capacity Executor of Estate

Signature _____ Capacity _____

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

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

Print Name: Gary and Eunice Howell - Deceased
 Address: 8798 Warner Way -
 City: Shingletown
 State: CA Zip: 96088

Print Name: Eunice Howell Trust
 Address: 1153 River Ridge
 City: Redding
 State: Ca Zip: 96003

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Melissa Gruhler Escrow # _____
 Address: 1153 River Ridge Dr.
 City: Redding State: CA Zip: 96003

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