

APN# A ptn of 139-30-721-001



00158081202209880720050054

KAREN ELLISON, RECORDER

Recording Requested by/Mail to:

Name: Adler & Villanueva, LLC

Address: 111 W. Telegraph St,#200

City/State/Zip: Carson City, NV 89703

Mail Tax Statements to:

Name: Carolyn O'Keefe

Address: 67 Holly Heights

City/State/Zip: Petaluma, CA 94952

ORDER SETTING ASIDE ESTATE WITHOUT CONSIDERATION

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)

Signature

Silvia U. Villanueva, Esq.

Printed Name

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

ADLER & VILLANUEVA, LLC, 111 W. Telegraph Street, Suite 200, Carson City, Nevada 89703

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Ernest E. Adler, Esq.
State Bar #1732
Silvia U. Villanueva, Esq.
State Bar #13608
ADLER & VILLANUEVA, LLC
111 W. Telegraph Street, Suite 200
Carson City, NV 89703
(775) 883-5149
Attorneys for the Estate

RECEIVED
JUL 22 2022
Douglas County
District Court Clerk

FILED
2022 JUL 26 PM 1:52
BOBBIE R. WILLIAMS
CLERK
CY WALKER 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
VICTOR DANIEL RAMOS,
deceased.

CASE NO.: 2022-PB-00108
DEPT. NO.: I

**ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION
PURSUANT TO NRS 146.070**

This matter came regularly for hearing on July 26, 2022, upon a Petition by CAROLYN O'KEEFE, to set aside the Estate of VICTOR DANIEL RAMOS without administration pursuant to N.R.S. 146.070.

The Court finds the following:

That VICTOR DANIEL RAMOS died on or about the 15th day June, 2021, in Vista Prado, 105 Power Dr., Vallejo, County of Solano, State of California; and

Decedent, at the time of his death was a resident of Vallejo, County of Solano, State of California, and his estate consists of real property located in Douglas County, State of Nevada with a net value of under \$100,000. The character and description of the real property is commonly known as Tahoe Village, Timeshare, Unit 081 one week within the Summer "use season".

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That there is no money owed by the estate on secured and unsecured debts.

That due and legal notice to HMS Recovery of said estate has been given in the manner and for the time required by law.

That CAROLYN O'KEEFE is the daughter of Deceased and she is listed as the Executrix in the Decedent's Last Will and Testament dated January 25, 1999, she is a fit person to administer the estate, and that there is no other person to administer the estate.

That no bond be required of CAROLYN O'KEEFE to serve as the estate's authorized representative.

THEREFORE IT IS ORDERED, ADJUDGED, AND DECREED:

1. That CAROLYN O'KEEFE, as authorized personal representative of the Estate of VICTOR DANIEL RAMOS is authorized to transfer by deed the real property located at Tahoe Village, Timeshare, Unit 081 one week within the Summer "use season", which Decedent currently holds title as VICTOR D. RAMOS, which has a legal description of:

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 081 to 100 Amended Map and as corrected by said Certificate of Amendment.

(b) Unit No. 081 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,

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as Document No. 63681, in Book 173 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 Summer "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.

in equal shares to the heirs: CAROLYN O'KEEFE, ROBERT RAMOS, and VICTOR RAMOS, Jr., in accordance with Decedent's Last Will and Testament.

2. That CAROLYN O'KEEFE, as authorized personal representative is authorized to pay SILVIA U. VILLANUEVA, ESQ. of Adler & Villanueva, LLC a reasonable attorney's fee of \$1,500.00 plus fees of \$309.50.

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///

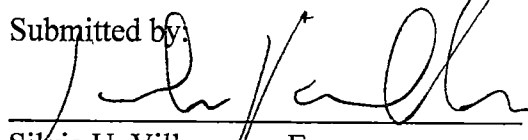
ADLER & VILLANUEVA, LLC, 111 W. Telegraph Street, Suite 200, Carson City, Nevada 89703

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3. That the Estate shall not be further administered.

DATED this 26th day of July, 2022.


DISTRICT COURT JUDGE

Submitted by:

Silvia U. Villanueva, Esq.
ADLER & VILLANUEVA, LLC
111 W. Telegraph Street, Suite 200
Carson City, NV 89703

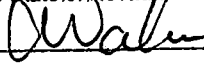
COPIES

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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 7/26/2022
BOBBIE F. WILLIAMS Clerk of Court
of the State of Nevada in and for the County of Douglas,

4 By  Deputy