



KAREN ELLISON, RECORDER

APN: 42-180-11  
APN: 42-260-15

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 C. Falk, Esq.  
Print Name & Title

WHEN RECORDED MAIL TO:

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

Case No. <sup>2022</sup>~~2020~~-PB-00097

Dept. II

RECEIVED

JUL 15 2022

Douglas County  
District Court Clerk

FILED

2022 JUL 18 PM 2:52

LOBBIE R. WILLIAMS  
CLERK

C. 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:

TERRI LOUISE DUGAL,

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 the Court this 18<sup>th</sup> day of July 2022 upon the *Verified* *Petition to Set Aside Estate Without Administration* ("Petition") filed on May 27, 2022 by Neal C. Falk, Esq. of the law firm of Minden Lawyers, LLC, on behalf of Petitioner DENNIS DUGAL ("Dennis"). No persons have objected to the Petition.

GOOD CAUSE APPEARING, the Court hereby finds as follows:

1. TERRI LOUISE DUGAL, ("Decedent") died as a resident of California on October 3, 2020, leaving an interest in real property located in Douglas County which consists of two, one-week timeshares each year at The Holiday Inn Club Resorts, fka Ridge Tahoe ("Holiday Inn"), 400 Ridge Club Drive, Stateline, Nevada 89449 ("Nevada timeshare"), which are currently and/or formerly identified as a portion of APN 42-180-11 and APN 42-260-15 and more particularly described in Exhibits 1 and 2 which are attached, adopted and incorporated by reference hereto.

2. Decedent died intestate, having improperly executed without witnesses a Last Will and Testament dated April 8, 2000.

3. Dennis is the surviving spouse and the sole heir to Decedent's estate.

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1           4.       With the exception of the Nevada timeshare, Decedent has no other assets subject  
2 to Nevada probate.

3           5.       All debts of the Decedent have been paid in full.

4           6.       Dennis has hired Minden Lawyers, LLC to assist with the set aside, which has  
5 provided legal services totaling \$2,500.00, plus costs.

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           8.       This is a proper case for the whole of the Decedent's estate to be set aside without  
9 administration.

10           NOW THEREFORE, IT IS HEREBY ORDERED:

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

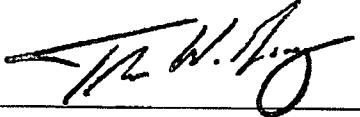
12           2.       That the attorney's fees incurred for the set aside in the amount of \$2,500.00 to  
13 Minden Lawyers, LLC are confirmed, as well as costs incurred not to exceed \$350.00;

14           3.       That the Court sets aside to Dennis Dugal the whole of the Nevada estate of the  
15 Decedent, and specifically the interest in the Nevada timeshare which consists of two, one-week  
16 timeshares each year at The Holiday Inn Club Resorts, identified as a portion of APN 42-180-11  
17 and APN 42-260-15 and more particularly described in Exhibits 1 and 2 which are attached,  
18 adopted and incorporated by reference hereto; and  
19

20           4.       That Dennis Dugal is authorized to execute and record deeds and to take all other  
21 steps necessary to effectuate this Order.

22           5.       That no other administration need be undertaken in this estate.

23           Dated this 18<sup>th</sup> day of July 2022.

24             
25           \_\_\_\_\_  
26           DISTRICT COURT JUDGE

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

EXHIBIT 1

COPY

EXHIBIT 1

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/20th interest in and to Lot 32 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 101 through 120 (inclusive) as shown on 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; and (B) Unit No. 109 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment; 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 as described in The Recitation of Easements Affecting The Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declaration; with the exclusive right to use said interest in Lots 31, 32 or 33 only, for one week each year in the Swing "Season" as defined in and in accordance with said Declaration.

A portion of APN: 42-180-11

**EXHIBIT 2**

**COPY**

**EXHIBIT 2**

A TIMESHARE ESTATE COMPOSED OF:

PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium as follows:

- (A) An undivided 1/38th interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3 as shown on the Eighth Amended Map, recorded as Document No. 156903 of Official Records of Douglas County, State of Nevada. Except therefrom Units 001 to 038 as shown and defined on that certain Condominium Plan recorded June 22, 1987 as Document No. 156903 of Official Records of Douglas County, State of Nevada.
- (B) Unit No. 015 as shown and defined on said Condominium Plan.

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, 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 012 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 the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 - Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Marich Tahoe Developments in deed 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, - and -
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, recorded on June 22, 1987, as Document No. 156904 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, 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 for all of the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week within the "SWING season", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use season".

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 September 14, 2022

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

By [Signature] Deputy