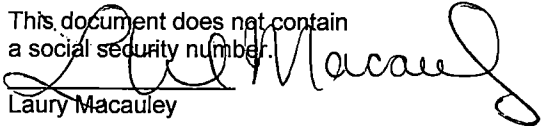


This document does not contain
a social security number.


Laury Macauley



KAREN ELLISON, RECORDER

E03

APN: 1318-26-101-006

**RECORDING REQUESTED BY
And MAIL DOCUMENTS TO:**
Macauley Law Group, P.C.
5470 Kietzke Lane, Suite 300
Reno, NV 89511

MAIL TAX STATEMENTS TO:
Dana Washington
5062 Pioneer Blvd.
Whittier, CA 90601

**ORDER TO SET ASIDE ESTATE WITHOUT
ADMINISTRATION**

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RECEIVED
JUN 14 2022
Douglas County
District Court Clerk

FILED
2022 JUN 14 PM 1:24
SUSAN R. WILLIAMS
CLERK
[Signature]
DEPUTY

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
COUNTY OF DOUGLAS

<p>In the Matter of the Estate of: BEVERLY FRANCINE BROWN, Deceased.</p>	<p>Case no. 2022-PB-00056 Dept. No. I Date: June 14, 2022 Time: 1:30 p.m.</p>
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ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION

It appearing to the satisfaction of the Court that a Petition to Set Aside the Estate Without Administration of the above-named Decedent has been filed, and that notice of the time and place of the hearing thereon has been duly given in the manner prescribed by law, and that no one has objected or presented any reason why said Petition should not be granted:

The Court finds:

1. That the Decedent, BEVERLY FRANCINE BROWN, died on October 2, 2016, intestate, and was, at the time of her death, a resident of La Mirada, California;
2. That the Nevada estate of the Decedent consists only of real property with a total value that does not exceed One Hundred Thousand Dollars (\$100,000.00);
3. That there are no outstanding liens or encumbrances against said property and no outstanding debts owed by Decedent at the time of her death;

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4. That this is a proper case for the whole of the Estate to be set aside, pursuant to NRS 146.010(1) or pursuant to the laws of intestate succession and NRS134; and

5. That all children of Decedent, including David Bruce Footman, Diane K. Kuykendall and Douglas W. Footman, who are next of kin under the laws of intestate succession other than Petitioner have signed a Consent to allow the set aside of the Nevada Estate to Petitioner;

IT IS THEREFORE ORDERED, ADJUDICATED AND DECREED:

1. That the whole of the Nevada Estate of BEVERLY FRANCINE BROWN, Deceased, is hereby assigned and set aside to DANA M. WASHINGTON pursuant to NRS 146.070;

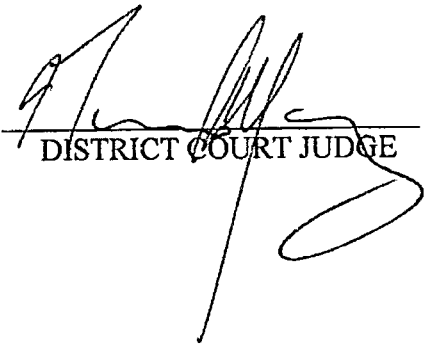
2. That DANA M. WASHINGTON is hereby directed and authorized to execute a grant deed to transfer the interest of BEVERLY FRANCINE BROWN in a timeshare to the Kingsbury Crossing Property located at 133 Deer Run Court, Stateline, Nevada, County of Douglas, a true and correct copy of the current deed of which is attached to this Order as Exhibit "1;"

3. That this Order shall be used as the document transferring the title to said property to DANA M. WASHINGTON; and

4. That said Estate shall not be further administered upon.

DATED this 14 day of June, 2022.

IT IS SO ORDERED.


DISTRICT COURT JUDGE

Submitted by:
LAURY M. MACAULEY, ESQ.
MACAULEY LAW GROUP, P.C.
Attorneys for Petitioner

EXHIBIT 1

COPY

EXHIBIT 1

GRANT BARGAIN AND SALE DEED

This indenture witnesseth, that THE BANK OF CALIFORNIA, N. A., a national banking association, and DOUGLAS COUNTY TITLE CO., INC., a Nevada Corporation, as Co-Trustees of the Kingsbury Crossing Trust, in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain and sell to BEVERLY BROWN FOOTMAN AN UNMARRIED WOMAN AS TO AN UNDIVIDED 1/3 INTEREST / DANA M. FOOTMAN A SINGLE WOMAN AS TO AN UNDIVIDED 1/3 INTEREST / JAMES MCARTHUR WASHINGTON A SINGLE MAN AS TO AN UNDIVIDED 1/3 INTEREST AS TENANTS IN COMMON of Douglas, State of Nevada:

An undivided one-third 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. Michelsen 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 as defined in the "Declaration of Timeshare Use" and subsequent amendments thereto 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 said Declaration of Timeshare Use and amendments thereto 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 of Official Records of the County of Douglas, State of Nevada and amendment to Declaration of Timeshare Use recorded April 20, 1983 in Book 483 at page 1021, Official Records of Douglas County, Nevada as Document No. 78917, and second amendment to Declaration of Timeshare Use recorded July 20, 1983 in Book 783 of Official Records at page 1688, Douglas County, Nevada as Document No. 84425 and third amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083 at page 2572, Official Records of Douglas County, Nevada, as Document No. 89535, ("Declaration"), during a "Use Period", within the _____ 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.

Subject to all covenants, conditions, restrictions, limitations, easements, rights-of-way of record.

This deed is made and accepted upon all of the covenants, conditions, restrictions, assessments, lines, easements and other matters set forth in said Declaration of Timeshare Use and amendments thereto all of which are incorporated herein by reference.

THE BANK OF CALIFORNIA, N. A.
a National Banking Association,
as Co-Trustee of the Kingsbury
Crossing Trust

Dated: January 22, 1986

By: R. E. Elliott **SEAL**
R. E. Elliott
Trust Officer

By: Timothy L. LaVoe
Timothy L. LaVoe
Trust Officer

DOUGLAS COUNTY TITLE CO., INC.
a Nevada Corporation, as Co-Trustee
of the Kingsbury Crossing Trust

Dated: January 28, 1986

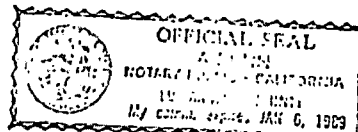
By: Stephen M. Atkinson **SEAL**
Stephen M. Atkinson
Title: Vice President

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 22, 1986 Before me, the undersigned, a Notary Public in and for said State, personally appeared R. E. Elliott personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Trust Officer and Timothy L. LaVoe personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Trust Officer of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors

WITNESS my hand and official seal.
A. Dunn
NOTARY PUBLIC A. DUNN



130058

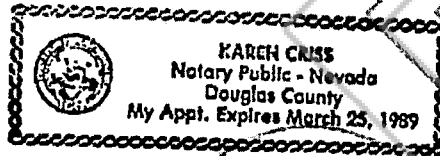
STATE OF NEVADA)
)
) ss.
COUNTY OF DOUGLAS)

Before me, a Notary Public, in and for said County and State, personally appeared Stephen M. Atkinson, the Vice President of Douglas County Title Co., Inc., a Nevada Corporation, said corporation being personally known to me to be one of the Co-Trustees of Kingsbury Crossing Trust, that executed the within instrument, and acknowledged to me that such corporation executed the same as such Trustee and that such Trust executed the same.

WITNESS my hand and official seal this 28th day of January, 1986.

My Commission expires: March 25, 1989

Karen Criss
Karen Criss



When recorded mail to:

Capri Resorts, Inc.
P.O. Box 7049
Stateline, NV 89449

Mail Tax Statements to:

Kingsbury Crossing
Owners Association
P.O. Box 7049
Stateline, NV 89449

REQUESTED BY
DOUGLAS COUNTY TITLE
IN OFFICE RECORDS OF
DOUGLAS COUNTY NEVADA

'86 JAN 28 P1:10

BOZEMAN
RECORDED
\$6.00 PAID DEPUTY

130058
BOOK 186 PAGE 228-1

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 13, 2022

BOBBIE R. WILLIAMS Clerk of Court
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) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input checked="" type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: <u>Per Court Order</u>

3. Total Value/Sales Price of Property:

	\$0.00
Deed in Lieu of Foreclosure Only (value of property)	\$0.00
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: Recognizing true ownership of property

5. Partial Interest: Percentage being transferred: 33 1/3 %

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 [Signature] Capacity Agent/Attorney
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)
Print Name: Dana M. Washington, Executor
Address: 5062 Pioneer Blvd.
City: Whittier
State: CA **Zip:** 90601

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: Dana M. Washington
Address: 562 Pioneer Blvd.
City: Whittier
State: CA **Zip:** 90601

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Laury M. Macauley, Macauley Law Group, P.C. **Escrow #** N/A
Address: 5470 Kietzke Lane, Suite 300
City: Reno **State:** NV **Zip:** 89511