

DOUGLAS COUNTY, NV

**2022-992864**

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JOHNSON LAW PRACTICE PLLC

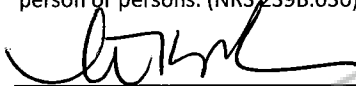
KAREN ELLISON, RECORDER

**APN 1318-26-101-006  
(fka 007-130-19)**

Recording Requested by:  
ANDREA K. PRESSLER, ESQ.  
JOHNSON LAW PRACTICE, PLLC  
611 Sierra Rose Dr., Suite A  
Reno, NV 89511

Mail Tax Statements to:  
Kathleen J. Nichols Living Trust  
c/o Andrea Nichols  
275 Andrew Ln  
Reno, NV 89521-9755

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



ANDREA K. PRESSLER

(FOR RECORDER'S USE ONLY)

**ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION**

1 **3240**

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6 **IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**

7 **IN AND FOR THE COUNTY OF WASHOE**

8  
9 In the Matter of the Estate of:

Case No. PR22-00787

10 KATHLEEN J. NICHOLS,

Dept. PR

11  
12 Deceased.

13 **ORDER SETTING ASIDE ESTATE WITHOUT ADMINISTRATION**

14 The Petitioners, ANDREA H. NICHOLS and KELLY K. BRUNDIGE BENJAMIN,  
15 having filed herein with the Clerk of the Court their *Petition to Set Aside Estate*  
16 *without Administration* and a hearing thereon having been had in open Court due  
17 notice of which was proved; and no person objecting; and the Court having reviewed  
18 evidence, read the papers and considered the matter; and it appearing:

19 1. That the Estate of KATHLEEN J. NICHOLS, deceased (hereinafter  
20 "Decedent"), in the State of Nevada does not exceed One Hundred Thousand and  
21 No/100 Dollars (\$100,000.00).

22 2. That good cause appears to set aside the estate and the estate shall not  
23 be administered upon.

1           3.     That the Decedent died testate and the original Last Will and Testament  
2 dated December 23, 2003, has been lodged with the Court.

3           4.     That at the time of her death, Decedent owned two timeshare interests  
4 and 32.541 Wells Fargo & Company shares.

5           5.     Decedent's first timeshare interest is with Capri Resorts and can be  
6 referred to as the Kingsbury Crossing timeshare, APN: 07-130-19, legally described  
7 as:

8           An undivided one-three thousand two hundred and thirteenth  
9 (1/3213) interest as a tenant-in-common in the following described  
real property (The Real Property:)

10          A portion of the North one-half of the Northwest one-quarter of  
11 Section 26, Township 13 North, Range 18 East, MDB&M, described  
12 as follows: Parcel 3, as shown on that amended Parcel Map for John  
13 E. Michelsen and Walter Cox recorded February 3, 1981, in Book  
14 281 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.

15          Excepting from the real property the exclusive right to use and  
16 occupy all of the Dwelling Units as defined in the "Declaration of  
17 Timeshare Use" as amended.

18          Also excepting from the real property and reserving to grantor, its  
19 successors and assigns, all those certain easements referred to in  
20 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.

21          Together with the exclusive right to use and occupy a "Unit" as  
22 defined in the Declaration of Timeshare Use recorded February 16,  
1983, in Book 283 at Page 1341, as Document No. 76233 of Official  
23 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, second amendment to Declaration of

1 Timeshare Use recorded July 20, 1983 in Book 783 of Official  
2 Records at page 1688, Douglas County, Nevada as Document No.  
3 84425, third amendment to Declaration of Timeshare Use recorded  
4 October 14, 1983 in Book 1803 at page 2572, Document No. 89535  
5 and fourth amendment to Declaration of Timeshare Use recorded  
6 August 31, 1987 in Book 887 page 3987, Official Records of Douglas  
7 County, Nevada, Document No. 161309, ("Declaration"), during a  
8 "Use Period", within the High Season within the "Owner's Use Year",  
9 as defined in the Declaration, together with a nonexclusive right to  
10 use the common areas as defined in the Declaration.

11 Subject to all covenants, conditions, restriction, limitations,  
12 easements, rights-of-way of record. A portion of APN 07-130-19

13 6. Decedent's second timeshare interest is with Lake Tahoe Resorts Villas  
14 and can be referred to as the Tahoe Chapparral timeshare condominium #44 for  
15 interval #25, legally described as:

16 As shown on the map of Ski Lane Bitterbrush Unit No. 2, filed in the  
17 office of the Recorder of Washoe County, Nevada, on January 19,  
18 1972, under File No. 232188, together with all the appurtenances  
19 thereunto belonging, including an undivided interest in the Common  
20 Area of TAHOE CHAPPARRAL as the same is defined in the  
21 Declaration of Covenants, Conditions and Restrictions for TAHOE  
22 CHAPPARRAL recorded in the office of the Recorder of Washoe County,  
23 Nevada, on April 10, 1979, Document No. 598703, official Records,  
and all amendments thereto, all of which are, by this reference,  
incorporated into and made a part thereof.

7. Pursuant to Article 5 of the Will, the Decedent designated THE  
KATHLEEN J. NICHOLS LIVING TRUST, dated December 23, 2003, as the sole  
beneficiary.

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1 **NOW THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED:**

2 1. That the Decedent's estate subject to probate administration in the  
3 State of Nevada does not exceed One Hundred Thousand and No/100 Dollars  
4 (\$100,000.00).

5 2. That the Decedent's following assets, as further described herein, be  
6 set aside and distributed to THE KATHLEEN J. NICHOLS LIVING TRUST, dated  
7 December 23, 2003:

8 a. 32.541 Wells Fargo & Company shares.

9 b. Decedent's timeshare interest with Capri Resorts, APN: 07-130-19,  
10 legally described as:

11 An undivided one-three thousand two hundred and thirteenth  
12 (1/3213) interest as a tenant-in-common in the following described  
real property (The Real Property:)

13 A portion of the North one-half of the Northwest one-quarter of  
14 Section 26, Township 13 North, Range 18 East, MDB&M, described  
15 as follows: Parcel 3, as shown on that amended Parcel Map for John  
16 E. Michelsen and Walter Cox recorded February 3, 1981, in Book  
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17 Document No. 53178, said map being an amended map of Parcels 3  
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18 Walter Cox, recorded February 10, 1978, in Book 278, of Official  
Records at page 591, Douglas County, Nevada, as Document No.  
19 17578.

20 Excepting from the real property the exclusive right to use and  
21 occupy all of the Dwelling Units as defined in the "Declaration of  
22 Timeshare Use" as amended.

23 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.

1 Together with the exclusive right to use and occupy a "Unit" as  
2 defined in the Declaration of Timeshare Use recorded February 16,  
3 1983, in Book 283 at Page 1341, as Document No. 76233 of Official  
4 Records of the County of Douglas, State of Nevada, and amendment  
5 to Declaration of Timeshare Use recorded April 20, 1983 in Book 483  
6 at page 1021, Official Records of Douglas County, Nevada as  
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13 August 31, 1987 in Book 887 page 3987, Official Records of Douglas  
14 County, Nevada, Document No. 161309, ("Declaration"), during a  
15 "Use Period", within the High Season within the "Owner's Use Year",  
16 as defined in the Declaration, together with a nonexclusive right to  
17 use the common areas as defined in the Declaration.

18 Subject to all covenants, conditions, restriction, limitations,  
19 easements, rights-of-way of record. A portion of APN 07-130-19

20 c. Decedent's timeshare interest with Lake Tahoe Resorts Villas  
21 condominium #44 for interval #25, legally described as:

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23 office of the Recorder of Washoe County, Nevada, on January 19,  
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Nevada, on April 10, 1979, Document No. 598703, official Records,  
and all amendments thereto, all of which are, by this reference,  
incorporated into and made a part thereof.

DATED this 10th day of November 2022.

**IT IS SO RECOMMENDED.**

  
PROBATE COMMISSIONER

**IT IS SO ORDERED.**

  
DISTRICT JUDGE

COPY

CERTIFIED COPY

This document is a full, true and correct copy of the original on file and of record in my office, these letters have never been revoked, or set aside, and are still in full force and effect.

DATE: 12/07/2022  
ALICIA L. LERUD, Clerk of the Second Judicial District Court, in and for the County of Washoe, State of Nevada.

By *DLH* Deputy  
5 Pages