



SHAWNYNE GARREN, RECORDER

APN# 1318-26-101-005

Recording Requested by/Mail to:

Name: Vander Laan Law Firm LLC

Address: 1618-B HWY 395

City/State/Zip: Minden, NV 89423

Mail Tax Statements to:

Name: Steven Craig Linforth

Address: 31 The Crescent, Manly

City/State/Zip: NSW 2095, Australia

Court 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)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

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Douglas County  
District Court Clerk

2023 SEP 11 PM 1:58

BOBBIE R. WILLIAMS  
CLERK

BY *[Signature]* DEPUTY

1 Case No.: 2023-PB-00069

2 Dept.: II

3  
4  
5  
6 **IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA,**  
7 **IN AND FOR COUNTY OF DOUGLAS**

8 In the Matter of the Estate of:

9  
10 **JANICE LINFORTH,**  
11 Date of Death: October 20, 2021,  
12  
13 Decedent.

**ORDER ASSIGNING AND SETTING  
ASIDE DECEDENT'S ESTATE  
WITHOUT ADMINISTRATION**

14 UPON REVIEW of the verified Petition to Assign and Set Aside Decedent's Estate Without  
15 Administration submitted by the Petitioner, the same having come before the above-entitled Court for  
16 a hearing on the 11<sup>th</sup> day of September, 2023, and it appearing to the satisfaction of the Court that  
17 proper Notice of Hearing of this matter has been duly given in the manner required by law; that all  
18 allegations contained in the verified petition are true and correct, and that this Court is the proper court  
19 in this matter;

20  
21 THIS COURT FINDS that JANICE LINFORTH (hereinafter "Decedent") died on October  
22 20, 2021, in Wahroonga, Australia.

23 THIS COURT FURTHER FINDS that the Decedent was, at the date of her death, a resident  
24 of Wahroonga, Australia.

25 THIS COURT FURTHER FINDS that the Decedent left an estate in Nevada consisting of  
26  
27

1 real property.

2 THIS COURT FURTHER FINDS that the Decedent died leaving a Last Will and Testament  
3 that was lodged with The Supreme Court of New South Wales for primary probate. A certified copy  
4 of the Last Will and Testament is on file with the Court and incorporated herein by this reference.  
5 Said Last Will and Testament is proper pursuant to NRS 136.260.

6  
7 THIS COURT FURTHER FINDS that the total value of the probate estate is less than One  
8 Hundred Thousand Dollars (\$100,000.00). Petitioner is informed and believes that the estimated  
9 value of the Decedent's estate subject to probate administration in the State of Nevada is less than  
10 Twenty-Five Thousand Dollars (\$25,000.00) but it is real property. A specific description and the  
11 value of all of the property of the Decedent is as follows:

12 Kingsbury Crossing timeshare, APN: 1318-26-101-005 (copy of the deed with the property  
13 description is on file with Court), approximate value \$2,500.00 (the timeshare was purchased  
14 for \$4,990.00 in 2008; as this time, similar timeshares are offered for sale at \$2,000.00). The  
15 Petitioner does not wish to seek a formal appraisal to minimize the incurred costs as the cost  
16 of probate proceeding necessary to acquire the legal title to the timeshare and to sell the  
17 timeshare afterwards is already higher than the value of this probated asset.

18  
19 THIS COURT FURTHER FINDS that there are no known liens or mortgages of record  
20 against the property of the Decedent at the date of the Decedent's death.

21 THIS COURT FURTHER FINDS that there are no debts of the Decedent.

22  
23 THIS COURT FURTHER FINDS that the following property shall be set aside pursuant  
24 to NRS 146.070(2) and the Decedent's Last Will and Testament:

25 Kingsbury Crossing timeshare, APN: 1318-26-101-005 (copy of the deed with the property  
26 description is on file with Court).

1 THIS COURT FURTHER FINDS that no property shall be set aside pursuant to NRS  
2 146.070(3).

3 THIS COURT FURTHER FINDS that the attorney's fees in the amount of \$4,000.00 (a  
4 flat fee of \$4,000.00 calculated based on the hourly rate of \$400.00) and costs in the amount of  
5 \$950.75 (\$494.25 publication cost; mailing and travel costs are waived) are reasonable pursuant  
6 to the agreement for legal services entered between the Petitioner and Vander Laan Law Firm on  
7 April 17, 2023.  
8

9 THIS COURT FURTHER FINDS that pursuant to the Decedent's Last Will and  
10 Testament, the Decedent's entire estate, including any after-discovered assets, should be set aside  
11 as follows: 30% to STEVEN CRAIG LINFORTH, 30% to ELISE JAYNE DANVERS THOMAS,  
12 30% to TRACY LEANNE HARRIS, and the remaining 10% to the surviving grandchildren to be  
13 held in trust for them in suitable investment fund until they each attain the age of 25 years.  
14 However, all the beneficiaries of the Decedent's Last Will and Testament, except the Petitioner,  
15 disclaimed their entire respective interests under the Decedent's Last Will and Testament as the  
16 sole purpose of this probate proceeding is to acquire legal title, in order to immediately sell the  
17 probate asset of minimal value that currently continues to incur expenses. The disclaimers are on  
18 file with the Court and incorporated herein.  
19

20 THIS COURT FURTHER FINDS that the Kingsbury Crossing timeshare, APN: 1318-26-  
21 101-005 (copy of the deed with the property description is on file with Court), was owned jointly  
22 by the Decedent and her husband, Donald Albert Linforth, as husband and wife, joint tenants with  
23 right of survivorship. Donald Albert Linforth predeceased the Decedent, a copy of his death  
24 certificate is on file with the court, and the Decedent became the sole surviving tenant and the sole  
25 owner of the timeshare.  
26

1            THEREFORE, THIS COURT FURTHER FINDS that pursuant to the Decedent's Last  
2 Will and Testament, and considering the disclaimers of interest on file with the Court, STEVEN  
3 CRAIG LINFORTH is the only distributee, and the following property, and any after-discovered  
4 assets, shall be distributed to him, outright:

5            Kingsbury Crossing timeshare, APN: 1318-26-101-005 (copy of the deed with the property  
6 description is on file with Court.  
7

8            Therefore, based on the foregoing and good cause appearing,  
9

10           **IT IS HEREBY ORDERED** that Petition to Assign and Set Aside Decedent's Estate  
11 Without Administration submitted by the Petitioner is GRANTED;

12           **IT IS FURTHER ORDERED** that Petitioner, STEVEN CRAIG LINFORTH, is granted  
13 full authority to execute any documentation necessary for administering the affairs of the Estate and  
14 no bond is required;

15           **IT IS HEREBY FURTHER ORDERED** that reasonable attorney's fees of \$4,000.00 and  
16 the costs of filing fees and publication in the amount of \$494.25 to Vander Laan Law Firm LLC  
17 are confirmed and ordered to be paid from the estate of the Decedent, JANICE LINFORTH;

18           **IT IS HEREBY FURTHER ORDERED** that, after the payment of the attorney's  
19 fees and costs, the entire estate of JANICE LINFORTH, and any after-discovered assets, shall be  
20 assigned and set aside to STEVEN CRAIG LINFORTH, outright, including, but not limited to  
21 Kingsbury Crossing timeshare (APN: 1318-26-101-005), the legal description of said real property  
22 being as follows:  
23

24           *THE LAND SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, AND*  
25 *DESCRIBED AS FOLLOWS:*  
26

1 *PARCEL A:*

2 *AN UNDIVIDED [ONE-THREE THOUSAND TWO HUNDRED AND THIRTEENTHS (1/3213)*  
3 *INTEREST AS A TENANT-IN-COMMON IN THE FOLLOWING DESCRIBED REAL PROPERTY*  
4 *(THE "PROPERTY"):*

5 *A PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF*  
6 *SECTION 26, TOWNSHIP 13 NORTH, RANGE 18 EAST, MDB&M, DESCRIBED AS FOLLOWS:*

7 *PARCEL 3, AS SHOWN ON THAT AMENDED PARCEL MSAP FOR JOHN E. MICHAELSON*  
8 *AND WALTER COX RECORDED FEBRUARY 3, 1981, IN BOOK 281 OF OFFICIAL RECORDS,*  
9 *AT PAGE 172, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 53178, SAID MAP BEING*  
10 *AN AMENDED MAP OF PARCELS 3 AND 4 AS SHOWN ON THAT CERTAIN MAP FOR JOHN*  
11 *E. MICHELSEN AND WALTER COX, RECORDED FEBRUARY 10, 1978, IN BOOK 278, OF*  
12 *OFFICIAL RECORDS, AT PAGE 591, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO.*  
13 *17578.*

14 *EXCEPTING FROM THE PROPERTY AND RESERVING TO GRANTOR, ITS SUCCESSORS*  
15 *AND ASSIGNS, ALL THOSE CERTAIN EASEMENTS REFERRED TO IN PARAGRAPHS 2.5, 2.6*  
16 *AND 2.7 OF THE DECLARATION OF TIMESHARE USE (KINGSBURY CROSSING)*  
17 *RECORDED FEBRUARY 16, 1983 IN BOOK 283, PAGE 1431 AS DOCUMENT NO. 076233,*  
18 *OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AS AMENDED (THE*  
19 *"DECLARATION"), TOGETHER WITH THE RIGHT TO GRANT SAID EASEMENT TO*  
20 *OTHERS.*

21 *ALSO EXCEPTING THEREFROM THE NON-EXCLUSIVE RIGHTS TO USE THE "COMMON*  
22 *AREAS" AS DEFINED IN THE DECLARATION.*

23 *PARCEL B:*

24 *THE EXCLUSIVE RIGHT AND EASEMENT TO USE AND OCCUPY AN "ASSIGNED UNIT"*  
25 *AND THE "COMMON FURNISHINGS" THEREIN, TOGETHER WITH THE NON-EXCLUSIVE*  
26 *RIGHT TO OCCUPY THE "COMMON AREAS" IN PARCEL A ABOVE DURING A PROPERLY*  
27 *RESERVED "USE WEEK", DURING THE "SEASON" IDENTIFIED ABOVE, ON AN*  
28 *[ANNUAL] BASIS, AS DESIGNATED ABOVE PROVIDED THAT SUCH USE PERIODS ARE*  
29 *FIRST RESERVED IN ACCORDANCE WITH THE DECLARATION AND THE "RULES AND*  
30 *REGULATIONS", AS EACH OF SAID TERMS ARE DEFINED IN THE DECLARATION*  
31 *REFERRED TO ABOVE.*

32 *PARCEL C:*

1  
2 *ALL RIGHTS OF MEMBERSHIP IN KINGSBURY CROSSING OWNERS ASSOCIATION, A*  
3 *NEVADA NON-PROFIT CORPORATION ("ASSOCIATION"), WHICH ARE APPURTENANT*  
4 *TO THE INTERESTS DESCRIBED IN PARCELS A AND B UNDER THE DECLARATION AND*  
5 *BYLAWS OF THE ASSOCIATION.*

6 **IT IS FURTHER ORDERED** that Petitioner is authorized to transfer by Administrator's  
7 Deed the Estate's real property, commonly known as Kingsbury Crossing timeshare (APN: 1318-  
8 26-101-005), pursuant to the Decedent's Last Will and Testament and considering the disclaimers  
9 of interest, to STEVEN CRAIG LINFORTH, outright. The legal description of said real property  
10 is as follows:

11  
12 *THE LAND SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, AND*  
13 *DESCRIBED AS FOLLOWS:*

14 *PARCEL A:*

15 *AN UNDIVIDED [ONE-THREE THOUSAND TWO HUNDRED AND THIRTEENTHS (1/3213)*  
16 *INTEREST AS A TENANT-IN-COMMON IN THE FOLLOWING DESCRIBED REAL PROPERTY*  
17 *(THE "PROPERTY"):*

18 *A PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF*  
19 *SECTION 26, TOWNSHIP 13 NORTH, RANGE 18 EAST, MDB&M, DESCRIBED AS FOLLOWS:*

20 *PARCEL 3, AS SHOWN ON THAT AMENDED PARCEL MSAP FOR JOHN E. MICHAELSON*  
21 *AND WALTER COX RECORDED FEBRUARY 3, 1981, IN BOOK 281 OF OFFICIAL RECORDS,*  
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23 *AN AMENDED MAP OF PARCELS 3 AND 4 AS SHOWN ON THAT CERTAIN MAP FOR JOHN*  
24 *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.*

25 *EXCEPTING FROM THE PROPERTY AND RESERVING TO GRANTOR, ITS SUCCESSORS*  
26 *AND ASSIGNS, ALL THOSE CERTAIN EASEMENTS REFERRED TO IN PARAGRAPHS 2.5, 2.6*  
27 *AND 2.7 OF THE DECLARATION OF TIMESHARE USE (KINGSBURY CROSSING)*



1 RECORDED FEBRUARY 16, 1983 IN BOOK 283, PAGE 1431 AS DOCUMENT NO. 076233,  
2 OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AS AMENDED (THE  
3 "DECLARATION"), TOGETHER WITH THE RIGHT TO GRANT SAID EASEMENT TO  
4 OTHERS.

5 ALSO EXCEPTING THEREFROM THE NON-EXCLUSIVE RIGHTS TO USE THE "COMMON  
6 AREAS" AS DEFINED IN THE DECLARATION.

7 PARCEL B:

8 THE EXCLUSIVE RIGHT AND EASEMENT TO USE AND OCCUPY AN "ASSIGNED UNIT"  
9 AND THE "COMMON FURNISHINGS" THEREIN, TOGETHER WITH THE NON-EXCLUSIVE  
10 RIGHT TO OCCUPY THE "COMMON AREAS" IN PARCEL A ABOVE DURING A PROPERLY  
11 RESERVED "USE WEEK", DURING THE "SEASON" IDENTIFIED ABOVE, ON AN  
12 [ANNUAL] BASIS, AS DESIGNATED ABOVE PROVIDED THAT SUCH USE PERIODS ARE  
13 FIRST RESERVED IN ACCORDANCE WITH THE DECLARATION AND THE "RULES AND  
14 REGULATIONS", AS EACH OF SAID TERMS ARE DEFINED IN THE DECLARATION  
15 REFERRED TO ABOVE.

16 PARCEL C:

17 ALL RIGHTS OF MEMBERSHIP IN KINGSBURY CROSSING OWNERS ASSOCIATION, A  
18 NEVADA NON-PROFIT CORPORATION ("ASSOCIATION"), WHICH ARE APPURTENANT  
19 TO THE INTERESTS DESCRIBED IN PARCELS A AND B UNDER THE DECLARATION AND  
20 BYLAWS OF THE ASSOCIATION.

21 **IT IS SO ORDERED.**

22 DATED September 11, 2023.

23   
24 \_\_\_\_\_  
25 DISTRICT JUDGE

26 Submitted by:

27 Natalia K. Vander Laan, Esq.  
Attorney for Petitioner

**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 9-11-23

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

By  Deputy