

APN# 1318-15-817-001



SHAWNYNE GARREN, RECORDER E03

Recording Requested by/Mail to:

Name: Jonathan Reed, Esq

Address: 6655 W. Sahara Ave B-200

City/State/Zip: Las Vegas, NV 89146

Mail Tax Statements to:

Name: Wyndham Vacation Resorts

Address: 6277 Sea Harbor Drive

City/State/Zip: Orlando, FL 32821

Amended Order to Set Aside Estate Without Administration

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

1 DOUGLAS A. REED, ESQ.  
2 Nevada Bar #11250  
3 JONATHAN C. REED, ESQ.  
4 Nevada Bar #1454  
5 REED & MANSFIELD  
6 6655 W. Sahara Ave. B-200  
7 Las Vegas, Nevada 89146  
8 (702) 343-0494  
9 e-mails: [nevatt702@yahoo.com](mailto:nevatt702@yahoo.com)  
10 [nevattorney@gmail.com](mailto:nevattorney@gmail.com)  
11 Attorneys for PETITIONER  
12 HENRY L. RUGELEY, III  
13 Aka HANK RUGELEY

**RECEIVED**  
AUG 21 2023  
Douglas County  
District Court Clerk

**FILED**  
2023 AUG 21 AM 10:14  
BOBBIE R. WILLIAMS  
CLERK  
BY *[Signature]* DEPUTY

DISTRICT COURT  
DOUGLAS COUNTY, NEVADA

12 In the Matter of the Estate of )  
13 MARY PAT RUGELEY ) Case No. : 2023-PB-00014  
14 )  
15 Deceased ) Dept. No.: 1

**AMENDED**  
**ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION:**

17 It appearing to the satisfaction of the Court that the above named Decedent died a  
18 resident of Wichita County, Texas on December 24, 2021, that there is a probate proceeding  
19 before this Court to probate a Nevada timeshare, a Petition to Set Aside the Estate of the above  
20 named Decedent without Administration with Attached Re Assignments has been filed, and  
21 that notice of the time and place of the hearing on the Verified Petition has been duly given in  
22 the manner prescribed by law, and that no one has objected or presented any reason why said  
23 Verified Petition should not be granted,  
24  
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26 IT IS HEREBY ORDERED, ADJUDICATED AND DECREED:  
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- 1 1. That the whole of the Nevada property of Decedent, consisting of a time share that is  
2 considered as having a value of less than \$2,500.00, described more fully below, passes  
3 entirely to Wyndham Vacation Resorts.  
4
- 5 2. That the whole of the Nevada Estate of MARY PAT RUGELEY, Deceased, is hereby re-  
6 assigned and set aside to Wyndham Vacation Resorts, which has agreed to take back  
7 this timeshare.  
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9 This timeshare is described in the Petition as a time share with APN: 1318-15-817-001  
10 PTN, and a legal description as follows:  
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13 Contract #: 000570505271  
14 Fairfield Tahoe at South Shore  
15 Douglas, County, NV

16 A 154,000/138,156,000 undivided fee simple interest as tenants in common in  
17 Units 7101, 7102, 7103, 7202, 7203, 7301, 7302, and 7303 in South Shore  
18 Condominium ("Property"), located at 180 Elks Point Road in Zephyr Cove, Nevada  
19 89449, according to the Final Map #01-026 and Condominium Plat of South Shore  
20 Filed of records in Book 1202, Page 2181 as Document Number 559872 in Douglas  
21 County, Nevada, and subject to all provisions thereof and those contained in that  
22 certain Declarations of Condominium – South Shore ("Timeshare Declaration") dated  
23 October 21, 2002, and recorded December 5, 2002 in Book 1202, Page 2182 as  
24 Instrument Number 559873, and also subject to all the provisions contained in that  
25 ~~Certain Declaration of Restrictions for Fairfield Tahoe at South Shore and recorded~~  
26 October 28, 2004 in Book 1004, Page 13107 as Instrument 628022, Official  
27 Records of Douglas County, Nevada, which subjected the Property to a timeshare  
28 Plan called Fairfield Tahoe at South Shore ("Timeshare Plan"). Less and exempt all  
Mineral and mineral rights which mineral and mineral rights are hereby reserved  
Unto the Grantor, its successors and assigns.

SUBJECT TO:

1. Any and all rights of way, reservations, restrictions, easements, mineral exceptions  
and reservations and conditions of record;

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2. The covenants, conditions, restrictions and liens let forth in the Timeshare Declaration and the Declarations of Restrictions for Fairfield at South Shore, and any supplements and amendments thereto;
  3. Real estate taxes that are currently due and payable and are a lien against the Property;
  4. All matters set forth on the plat of record depicting South Shore Condominiums, and any supplements and amendments thereto:

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The property is a/an ANNUAL Ownership interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 154,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore which Points may be used by the Grantee in Each Resort Year(s).

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3. That this Order shall be used as the document transferring the title to Wyndham Vacation Resorts.
  4. That said Estate consisting of the Nevada property of Decedent shall not be further Administered upon.

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DATED this 21 day of August, 2023

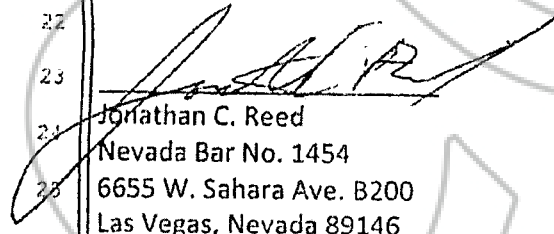
18  
19

  
DISTRICT COURT JUDGE

20  
21

Respectfully Submitted:  
REED & MANSFIELD

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Jonathan C. Reed  
Nevada Bar No. 1454  
6655 W. Sahara Ave. B200  
Las Vegas, Nevada 89146  
Attorneys for PETITIONER


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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 9-12-23

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

By  Deputy

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1318-15-817-001  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:  
 a.  Vacant Land      b.  Single Fam. Res.  
 c.  Condo/Twnhse    d.  2-4 Plex  
 e.  Apt. Bldg            f.  Comm'l/Ind'l  
 g.  Agricultural        h.  Mobile Home  
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 0  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 3  
 b. Explain Reason for Exemption: Timeshare is being given back to timeshare company due to death of owner, please see Probate Court Order at page 2 Line 5-8

5. Partial Interest: Percentage being transferred: 100 %

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 parties agree that 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: attorney

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Estate of Mary Rugeley  
 Address: c/o Doug Reed 6655 W. Sahara Ave.  
 City: Las Vegas  
 State: NV                      Zip: 89146

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Wyndham Vacation Resorts  
 Address: 6272 Sea Harbor Drive  
 City: Orlando  
 State: FL                      Zip: 32821

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: Reed & Mansfield  
 Address: 6655 West Sahara Ave., B200  
 City: Las Vegas

Escrow # \_\_\_\_\_  
 State: NV                      Zip: 89146