

APN# 42-285-13



Recording Requested by/Mail to:
Name: Dean Law, PLLC
Address: 5700 E. Franklin Rd., Ste 250
City/State/Zip: Nampa, Idaho 83687

SHAWNYNE GARREN, RECORDER E03

Mail Tax Statements to:
Name: Ridge Tahoe
Address: Unit 155, 400 Ridge Club Drive
City/State/Zip: Stateline, NV 89449

Decree Vesting Estate In Surviving Spouse

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

_____.

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Attorneys for Petitioner/Applicant, Wayne A. Stackman

**IN THE MAGISTRATE COURT OF THE FOURTH JUDICIAL DISTRICT OF THE
STATE OF IDAHO IN AND FOR THE COUNTY OF ADA**

IN THE MATTER OF THE ESTATE OF

JACQUELINE KAY STACKMAN,

Deceased.

Case No. CV01-22-10732

**DECREE VESTING ESTATE IN
SURVIVING SPOUSE
(I.C. 15-3-1205)**

Upon consideration of the Petition for Summary Administration of Estate of Which Surviving Spouse is Sole Beneficiary filed by Wayne A Stackman on July 25, 2022, the Court finds that:

1. The facts set forth in the Petition are true.
2. The required notice has been given or waived.
3. The decedent, Jacqueline Kay Stackman, died on August 20, 2020, and at the time of her death was domiciled in Ada County, Idaho.
4. Venue is proper in the above-entitled Court.
5. The decedent and Petitioner were duly and lawfully married in the City of Boise, Ada County, Idaho on August 6, 1960, and remained married until the date of decedent's death.
6. The decedent died testate with a valid Will dated August.10, 1985, said Will which is on file with Court in this cause.
7. The Petitioner is the surviving spouse of the decedent.

8. Pursuant to decedent's Will, the Petitioner is the sole beneficiary and heir of the decedent.
9. The property described below is a full and complete inventory of the property owned by the decedent and properly characterizes the property as community or separate property.

NOW THEREFORE, it is Ordered, Adjudged and Decreed as follows:

1. Petitioner, Wayne A Stackman, is the surviving spouse of the decedent and is the sole heir and beneficiary of the decedent.

2. All right, title and interest in and to the estate of decedent including, without limitation, the property of decedent described below, all of which is community property, is hereby vested in and distributed to Petitioner, Wayne A. Stackman, free and clear of all right, title, claim or demand of any person or persons claiming or attempting to claim under the estate of decedent as heir, devisee, or otherwise, except as a proper creditor, to wit:

a. Decedent's undivided, one-half (½) interest in and to that certain parcel of real property commonly located at 812 West Rollins Street, Boise Idaho 83706, and legally described as:

Lot 7 in Block 2 of Hereford Place Subdivision, according to the Plat thereof, filed in Book 82 of Plats at Pages 8999 through 9000, records of Ada County, Idaho.

b. Decedent's undivided, one-half (½) interest in and to that certain parcel of real property commonly located at 2281 Rancho Paradiso Road, Arnold, CA, 95223, and legally described as:

LOT 8 OF RANCHO PARADISO, SHOWN ON THE AMENDED MAP OF A RECORD OF SURVEY OF RANCHO PARADISO, FILED FOR RECORD MARCH 25, 1953 IN BOOK 1 OF RECORD OF SURVEYS, PAGE 50, CALAVERAS COUNTY RECORDS.

LESS THAT WESTERLY PORTION OF LOT 8 OF RANCHO PARADISO, CONVEYED BY CLARENCE E.

HARTHORN AND ELIZABETH T. HARTHORN TO EDWARD G. CARROLL AND IRENE J. CARROLL, DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER ON THE WEST BOUNDARY OF SAID SECTION 6, TOWNSHIP 4 NORTH, RANGE 15 EAST, M. D. B. & M., AND RUNNING THENCE SOUTH 88° 55' 30" EAST, ALONG THE NORTHERLY BOUNDARY OF THE SOUTH- WEST QUARTER OF AFORESAID SECTION 6, 2072.45 FEET TO THE NORTHWESTERLY CORNER OF LOT 8 OF RANCHO PARADISO AT THE NORTHWESTERLY CORNER AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE 1ST. SOUTH 88° 55' 30" EAST, ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, 128.44 FEET; THENCE 2ND, SOUTH 15° 47' 40" WEST, 302.45 FEET; THENCE 3RD. NORTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT, THE TANGENT TO WHICH AT ITS POINT OF BEGINNING BEARS NORTH 68°

52' 10" WEST, WITH A RADIUS OF 176 FEET AND A CENTRAL ANGLE OF 9° 16' 50", A DISTANCE OF 28.51 FEET; THENCE 4TH. NORTH 3° 46' WEST, 285.98 FEET TO THE POINT OF BEGINNING.

c. Decedent's undivided, one-half (1/2) interest in and to that certain parcel of real property commonly located at Ridge Tahoe, Unit 155, 400 Ridge Club Drive, Stateline, Nevada, 89449, and legally described as:

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106th interest in and to Lot 37 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 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan Recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 155 as shown and defined on said Condominium Plan; 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 in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461, 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 Declarations; with the exclusive right to use said interest in Lot 37 only, for one week every other year in Odd -numbered years in the Swing "Season" as defined in and in accordance with said Declarations. A portion of APN: 42-285-13

d. All of decedent's right, title and interest in and to all motor vehicles, vessels, and trailers of which decedent was either a registered owner, or was named on title thereto, or had a community property interest in at her date of death....

e. All of decedent's right, title, and interest in and to any business interests at her date of death.

f. All of decedent's right, title, and interest in and to all accounts including, without limitation, all checking accounts, IRAs, savings accounts, certificates of deposit, money fund

deposits or similar cash or cash equivalent accounts now held in the name of decedent alone or in the name of decedent jointly with any other person, including without limitation:

- i. All accounts at
- ii. All accounts at
- iii. All accounts at
- iv. All accounts at
- v. All accounts at all other banks, financial or brokerage institutions.

g. All of decedent's right, title and interest in and to any 401(k) account, IRA, pension, retirement, unpaid wages, and all other earned, accrued and vested employee benefits through decedent's employer.

h. All of decedent's right, title and interest in and to any stocks, bonds, investments and securities of any nature whatsoever owned beneficially or of record by decedent at his date of death.

i. All of decedent's right, title and interest in and to any notes, receivables, contracts, mortgages and deeds of trust.

j. All of decedent's interest in and to the household furnishings, appliances, tools, sporting equipment, firearms, lawn equipment, jewelry and personal effects, and personal belongings of decedent, and all other personal property of decedent of any nature and wherever situated.

3. Petitioner, as the surviving spouse of decedent, Jacqueline Kay Stackman, shall assume and be liable for any and all indebtedness that might be a claim against the estate of the decedent.

4. There shall be no administration of the estate of the decedent.

Dated: 12/1/2022 9:44:35 AM



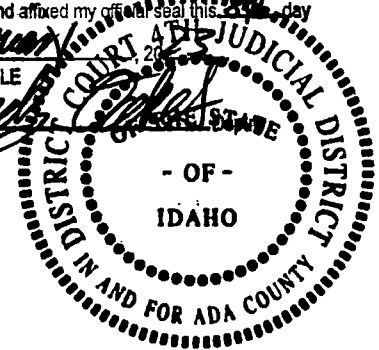
 MAGISTRATE JUDGE

STATE OF IDAHO } ss
COUNTY OF ADA

I, Trent Tripple, Clerk for the District Court of The Fourth Judicial District of the State of Idaho, in and for the County of Ada, do hereby certify that the foregoing is a true and correct copy of the original on file in this office. In witness whereof, I have hereunto set my hand and affixed my official seal this 1st day

of February, 2023
TRENT TRIPPLE

By  CLERK OF DISTRICT COURT
STATE OF IDAHO



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-30-644-063
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ ~~850.38~~ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: This is the probate transfer of the estate of Jacqueline Kay Stackman to her husband Wayne Stackman as the surviving joint tenant with survivorship.
Per Court Order
5. Partial Interest: Percentage being transferred: 50.00 %

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 Wayne A. Stackman Capacity surviving joint tenant

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Wayne Stackman
 Address: 812 W. Rollins Street
 City: Boise
 State: Idaho Zip: 83706

Print Name: Wayne Stackman
 Address: 812 W. Rollins Street
 City: Boise
 State: Idaho Zip: 83706

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Randy Lofgran C/O Dean Law PLLC Escrow # _____
 Address: 5700 East Franklin Road, Ste 250
 City: Nampa State: Idaho Zip: 83687

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)