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APN# A Portion of 42-260-12

(11 digit Assessor's Parcel Number may be obtained at:
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TITLE OF DOCUMENT
(DO NOT Abbreviate)

Order to Set Aside Estate Without Administration

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

RECORDING REQUESTED BY:

Taylor L. Waite, Esq.

RETURN TO: Name Taylor L. Waite c/o CCLG

Address 1671 W. Horizon Ridge Pkwy., Ste. 200

City/State/Zip Henderson, NV 89012

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name Kimberly Thomas

Address 5220 S. Chariton Ave.

City/State/Zip Los Angeles, CA 90056

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

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2 Clear Counsel Law Group
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4 Henderson, Nevada 89012
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8 *Attorneys for the Petitioner*

RECEIVED

FEB 03 2023

Douglas County
District Court Clerk

FILED

2023 FEB 13 PM 2:05

BODDIE R. WILLIAMS
CLERK

IN THE NINTH JUDICIAL DISTRICT COURT
DOUGLAS COUNTY, NEVADA

7 In the Matter of the Estate of
8 FRANK P. THOMAS, JR.,
9
10 Deceased.

CASE NO.: 2023-PB-00005

DEPT NO.: II

ORDER TO SET ASIDE ESTATE WITHOUT ADMINISTRATION

Date of hearing: February 13, 2023

Time of hearing: 1:30 p.m.

14 Kimberly Thomas has filed a *Petition to Set Aside Estate Without Administration*. The
15 time for the hearing on the Petition was set for February 13, 2023 at 1:30 p.m. and notice of the
16 hearing has been duly given as required by law. The Court having heard the evidence finds that
17 the facts alleged in the Petition are true and correct and that the Petition ought to be granted.

18 IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED BY THE COURT as
19 follows:

- 20 A. Proper notice has been given according to law.
- 21 B. At least 30 days have elapsed since the date of death of Frank P. Thomas, Jr. on
22 October 30, 2007 in Richland County, South Carolina, being a resident of Alameda County,
23 California.
- 24 C. Decedent owned timeshare interest in Douglas County, State of Nevada.
- 25 D. Decedent died intestate.
- 26 E. The value of Decedent's Estate is less than \$100,000.00 and no creditor claims
27 have been filed, thus the Estate can be set aside pursuant to NRS 146.070.

28 ///

1 F. Pursuant to NRS 134.090, the property of the Estate, which consists of Decedent's
2 timeshare interest at The Ridge Tahoe, shall be set aside in equal measure to Decedent's children:
3 Kimberly Thomas, Gerald Thomas, Kevin Thomas, Ellen Porter, and Rapanzo Campbell.

4 G. Pursuant to NRS 134.090 and NRS 146.070(1), **this Order transfers title of the**
5 **real property of the estate to Decedent's children – Kimberly Thomas, Gerald Thomas,**
6 **Kevin Thomas, Ellen Porter, and Rapanzo Campbell** – subject to any mortgage. The legal
7 description of the real property noted in paragraph F above is attached hereto as **Exhibit A.**

8 H. Petitioner Kimberly Thomas is authorized to collect all of Decedent's assets located
9 in the State of Nevada that may be discovered in the future, if any, to the extent that all such assets
10 combined with other assets in the estate set forth above do not exceed \$100,000, and to distribute
11 such assets pursuant to this Order.

12 I. The estate shall not be further administered upon.

13 DATED this 13th day of February, 2023.

14
15 
16 _____
DISTRICT COURT JUDGE

17 Prepared and submitted by:

18 **CLEAR COUNSEL LAW GROUP**

19 
20 _____
TAYLOR L. WAITE, ESQ.

21 Nevada Bar No. 11312

22 Attorneys for the Petitioner
23
24
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**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL ONE:

An undivided 1/51st interest in and to that certain condominium as follows:

- (A) An undivided 1/38th interest as tenants-in-common, in and to Lot 34 of Tahoe Village Unit No. 3 as shown on the Eighth Amended Map, recorded as Document No. 156903 of Official Records of Douglas County, State of Nevada. Except therefrom Units 001 and 030 as shown and defined on that certain Condominium Plan recorded June 22, 1987 as Document No. 156903 of Official Records of Douglas County, State of Nevada.
- (B) Unit No. 012 as shown and defined on said Condominium Plan.

PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in the modifications thereof recorded September 28, 1973, as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976 as Document No. 1472 in Book 776, Page 87 of Official Records.

PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40, and 41 as shown on Tahoe Village Unit No. 3 – Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

PARCEL FOUR:

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, – and –
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

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PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Amended Declaration of Annexation of Phase Three Establishing Phase Four recorded on June 22, 1987, as Document No. 156904 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all of the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week within the "Swing season," as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four.

The above-described exclusive rights may be applied to any available unit of the same Unit Type on Lot 34 during said use week within said "use season."

A Portion of APN 42-260-12

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 February 13, 2023
BOBBIE F. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,
By *AW* Deputy

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) A Portion of 42-260-12
 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 Timeshare Interest

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) (_____ -0-)
 c) Transfer Tax Value \$ _____ -0-
 d) Real Property Transfer Tax Due \$ _____ -0-

4. If Exemption Claimed:

- a) Transfer Tax Exemption per NRS 375.090, Section 03
 b) Explain reason for Exemption: Per court order.

5. Partial Interest: Percentage being transferred _____ %

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 [Signature] Capacity Attorney

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

Print Name: Frank P. Thomas, Jr. Estate
 Address: 2832 76th Ave.
 City: Oakland
 State: CA Zip: 94605

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

Name/Addr 1: Kimberly Thomas, 5220 S. Chariton Ave., Los Angeles, CA 90056
 Name/Addr 2: Gerald Thomas, 1693 Partridge Dr., Hercules, CA 94547
 Name/Addr 3: Kevin Thomas, 9721 Donna Ave., Northridge, CA 91324
 Name/Addr 4: Ellen Porter, 2045 99th Ave., Oakland, CA 94603
 Name/Addr 5: Rapanzo Campbell, 2131 Havenscourt Blvd., Oakland, CA 94621

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

Print name: Clear Counsel Law Group Escrow #: _____
 Address: 1671 W. Horizon Ridge Pkwy #200
 City: Henderson State: NV Zip: 89012