



SHAWNYNE GARREN, RECORDER E04

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APN# 1319-30-724-025

11 digit Assessor's Parcel Number may be obtained at:
https://clarkcountynv.gov/government/assessor/property_search/real_property_records.php

TITLE OF DOCUMENT
(DO NOT Abbreviate)

Order Granting Verified Petition 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:

Reed & Mansfield

RETURN TO: Name Reed & Mansfield

Address 6655 West Sahara Ave. B200

City/State/Zip Las Vegas, NV 89146

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

Name Ridge Tahoe Property Owner's Association

Address PO Box 5790

City/State/Zip Stateline, NV 89449

This page provides additional information required by NRS 111.312 Sections 1-2.
To print this document properly, do not use page scaling.

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JAN 09 2024

Douglas County
District Court Clerk

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2024 JAN -9 PM 3:52

BOBBIE R. WILLIAMS
CLERK

BY *[Signature]* DEPUTY

1 ORDR
2 DANIEL J. REED, ESQ.
3 Nevada Bar #11249
4 REED & MANSFIELD
5 6655 W. Sahara Ave. B-200
6 Las Vegas, Nevada 89146
7 (702) 533-7748
8 e-mail: attorneydanielreed@gmail.com
9 Attorneys for the NV Estate

DISTRICT COURT
DOUGLAS COUNTY, NEVADA

10 In the Matter of the Estate of)
11 MICHAEL MATHEWS)
12 _____)
13 Deceased)

Case No. : 2023-PB-00146
Hearing date : 01/09/2024
Dept. No. : 1

14 **ORDER GRANTING VERIFIED PETITION TO SET ASIDE ESTATE WITHOUT**
15 **ADMINISTRATION**

16 The Verified Petition to set aside the estate of the above named Decedent, without
17 administration, came on for hearing before the undersigned and:

18 It appears to the satisfaction of the Court that:

- 19 1. Decedent MICHAEL MATHEWS died on 10/11/2021 and was a resident of Solano County,
20 California at the time of death.
21
22 2. Decedent died **intestate**. This probate concerns a Douglas County, Nevada, timeshare,
23 described below and co-owned by Decedent and his friend, Christine Bara. No probate
24 proceeding was opened anywhere else as most of Decedent's assets were owned in a
25 trust.
26
27
28

1 3. Decedent was widowed (unmarried) at the time of death and the intestate heirs under
2 Nevada law are the two adult sons of the Decedent: (1) CRAIG MATHEWS; and (2) CHRIS
3 MATHEWS.

4 4. However, both intestate heirs do not want the timeshare and agreed in their
5 Verifications and Re-Assignments provided with the subject petition to assign their
6 interests in the timeshare to Christine Bara.

7 5. Christine Bara already owns half the subject timeshare and stated in her Verification to
8 the subject petition that: "I wish to receive the Subject Decedent's interest in the
9 timeshare so that I will own 100% of the timeshare, and be able to solely execute
10 paperwork to transfer the timeshare in its entirety."
11

12 6. The timeshare that is the sole asset of this estate is a half-interest in the single timeshare
13 described below:

14 APN 1319-30-724-025

15 Contract #: 000570505271

16
17 An undivided 1/51st interest as tenants in common in and to that certain
18 real property and improvements as follows: (A) An undivided 1/38th
19 interest in and to Lot 34 as shown on Tahoe Village Unit No. 3 - 13th
20 Amended Map, recorded December 31, 1991, as Document No. 268097,
21 re-recorded as Document No. 269053, Official Records of Douglas County,
22 State of Nevada, excepting therefrom Units 001 through 038 (inclusive) as
23 shown on that certain Condominium Plan recorded June 22, 1987, as
24 Document No. 156903; and (B) Unit No. 024 as shown and defined on
25 said Condominium Plan; together with those easements appurtenant
26 thereto and such easements described in the Fourth Amended and
27 Restated Declaration of Time Share Covenants, Conditions and
28 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 recorded August 21, 1984, as Document No. 097150,
as amended, by Documents recorded October 15, 1990, June 22, 1987

1 and November 10, 1987 as Document Nos. 236691, 156904 and 166130,
2 and as described in the Recitation of Easements Affecting the Ridge Tahoe
3 recorded February 24, 1992, as Document No. 271619, and subject to
4 said Declarations; with the exclusive right to use said interest in the same
unit type conveyed, in Lot 34 only, for one week each year in the Swing
"Season" as defined in and in accordance with said Declarations.

5 A Portion of APN: 1319-30-724-025

6 TOGETHER with the tenements, hereditament and appurtenances
7 thereunto belonging or appertaining and the reversion and reversions,
8 remainder and remainders, rents, issues and profits thereof;

9 SUBJECT TO any and all matters of record, including taxes, assessments,
10 easements, oil and mineral reservations and leases, if any, rights of way,
11 agreements and the Fourth Amended and Restated Declaration of
12 Timeshare Covenants, Conditions and Restrictions dated January 30, 1984
13 and recorded February 14, 1984 as Document No. 967.58, Book 284, Page
14 5202, Official Records of Douglas County, Nevada, as amended from time
to time, and which Declaration is incorporated herein by this reference as
if the same were fully set forth herein.

- 15 7. The total value of the estate is \$0 as the heirs do not want the partial interest in the
16 timeshare and are giving their interest to Christine Bara, who represented she will then
17 deed the timeshare back to the timeshare company for free.
18
19 8. All known debts of the Decedent have been paid.
20
21 9. Notice of the Hearing and Petition was duly given and no objections were made; good
cause appearing therefore,

22 ///

23 ///

24 ///

25 ///

26 ///

27 ///

IT IS HEREBY ORDERED THAT:

1. The entire Nevada estate including the real estate fully described above is awarded to Christine Bara.
2. As this was a set aside without administration there are no further proceedings anticipated, no letters testamentary or letters of administration will be issued, and this is the document that transfers ownership of the real estate described above.


District Court Judge

Dated: 1/9/2024

Respectfully Submitted:
REED & MANSFIELD

/s/ Daniel Reed

Daniel J. Reed, Esq., NV Bar # 11249
Attorney for Petitioner
6655 W. Sahara Ave. B200
Las Vegas, Nevada 89146
702-533-7748
attorneydanielreed@gmail.com

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 May 8, 2024

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

By S. Fring Deputy

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-30-724-025
 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 timeshare

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: <u>Doc # 582395</u>	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 0
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 4
 b. Explain Reason for Exemption: Transfer from tenant in common without consideration

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 _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Michael Mathews and Christine Bara
 Address: 1278 Grove Circle
 City: Benicia
 State: CA Zip: 94510

Print Name: Christine Bara
 Address: Same as Grantors
 City: _____
 State: _____ Zip: _____

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

Print Name: Reed & Mansfield Escrow # _____
 Address: 6655 West Sahara Ave. B200
 City: Las Vegas State: NV Zip: 89146