

APN# 42-260-11

Recording Requested by/Mail to:

Name: Orlando Cagatao

Address: 3649 Wally Place Way

City/State/Zip: San Jose, CA 95121

Mail Tax Statements to:

Name: Harich Tahoe Developments

Address: 400 Ridge Club Drive

City/State/Zip: Stateline, CA 89449



SHAWNYNE GARREN, RECORDER

E05

Order Granting Verified Petition to Set Aside Estate without Administration

Title of Document (required)

Please complete the Affirmation Statement below:

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)
- Military Discharge – NRS 419.020 (2)
- Other NRS _____ (state specific law)

-OR-

I the undersigned hereby affirm the attached document, including any exhibits, hereby submitted for recording does NOT contain the personal information of any person(s). (Per NRS 239B.030)

Signature
Daniel Reed, Attorney for Orlando Cagatao

Printed Name

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

RECEIVED

JUL 17 2024

FILED

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

Douglas County
District Court Clerk

2024 JUL 22 PM 4: 21

ATENCIA EDWARDS
 CLERK
Atencia Edwards
 DISTRICT COURT CLERK

8 DISTRICT COURT
 9 DOUGLAS COUNTY, NEVADA

10 In the Matter of the Estate of)
 11 ZENAIDA P. CAGATAO)
 12 Deceased)

Case No. : 2024-PB-00076
 Hearing Date : 7/27/24 at 1:30pm
 Dept. No. : II

13 ORDER GRANTING VERIFIED PETITION TO SET ASIDE ESTATE WITHOUT
 14 ADMINISTRATION

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

18 It appears to the satisfaction of the Court that:

- 19 1. Decedent ZENAIDA P. CAGATAO died on 1/04/2016 in California.
 20 2. Decedent died Intestate. This probate concerns a Douglas County, Nevada, timeshare,
 21 described below owned by Decedent.
 22 3. The timeshare that is the sole asset of this estate is a half-interest in the single timeshare

23 described below:

24 APN # 42-260-11

25 Contract #: 180135
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AN ALTERNATE YEAR TIMESHARE COMPRISED OF:

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PARCEL ONE:

An undivided 1/102nd 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 to 038 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. 011 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

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(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.

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 Parcel's 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 alternate use week during Odd numbered year within the "Prime season", as said quoted term is defined in the Amended Declaration of Annexation of Phase Three Establishing Phase Four, and is defined in the Fourth Amended and Restated Declaration of Timeshare Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984 as Document No. 96758 of Official Records, as amended.

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

A Portion of APN 42-260-11

- 4. Valuing a timeshare can be difficult, but it is clear the value of this timeshare is below the 100k threshold to qualify for a set aside.
- 5. All known debts of the Decedent have been paid.
- 6. Notice of the Hearing and Petition was duly given and no objections were made; good cause appearing therefore,

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IT IS HEREBY ORDERED THAT:

1. The timeshare described above is hereby awarded to the four adult children of the Subject Decedent as Joint Tenants with Right of Survivorship: (1) Orlando Purificacion Cagatao; (2) Zoraida Cagatao Martinez; (3) Orson Purificacion Cagatao; and (4) Zuesette Cagatao Zamora.
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.

[Signature]
 District Court Judge

Dated: 7/22/2024

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 7/23/2024
 REBECCA EDWARDS, Clerk of Court
 of the State of Nevada, in and for the County of Douglas,
 By [Signature] Deputy

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 42-260-11
 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: _____ | |
| NOTES: _____ | |

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 5
 b. Explain Reason for Exemption: Transfer to children upon death, see Section 1 Page 4 of the certified copy of the probate court order being recorded

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)**

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

Print Name: Zenaida P. Cagatao
 Address: 3752 Polton Place Way
 City: San Jose
 State: CA Zip: 95121

Print Name: Orlando Cagatao, et al
 Address: 3649 Wally Place Way
 City: San Jose
 State: CA Zip: 95121

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

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