

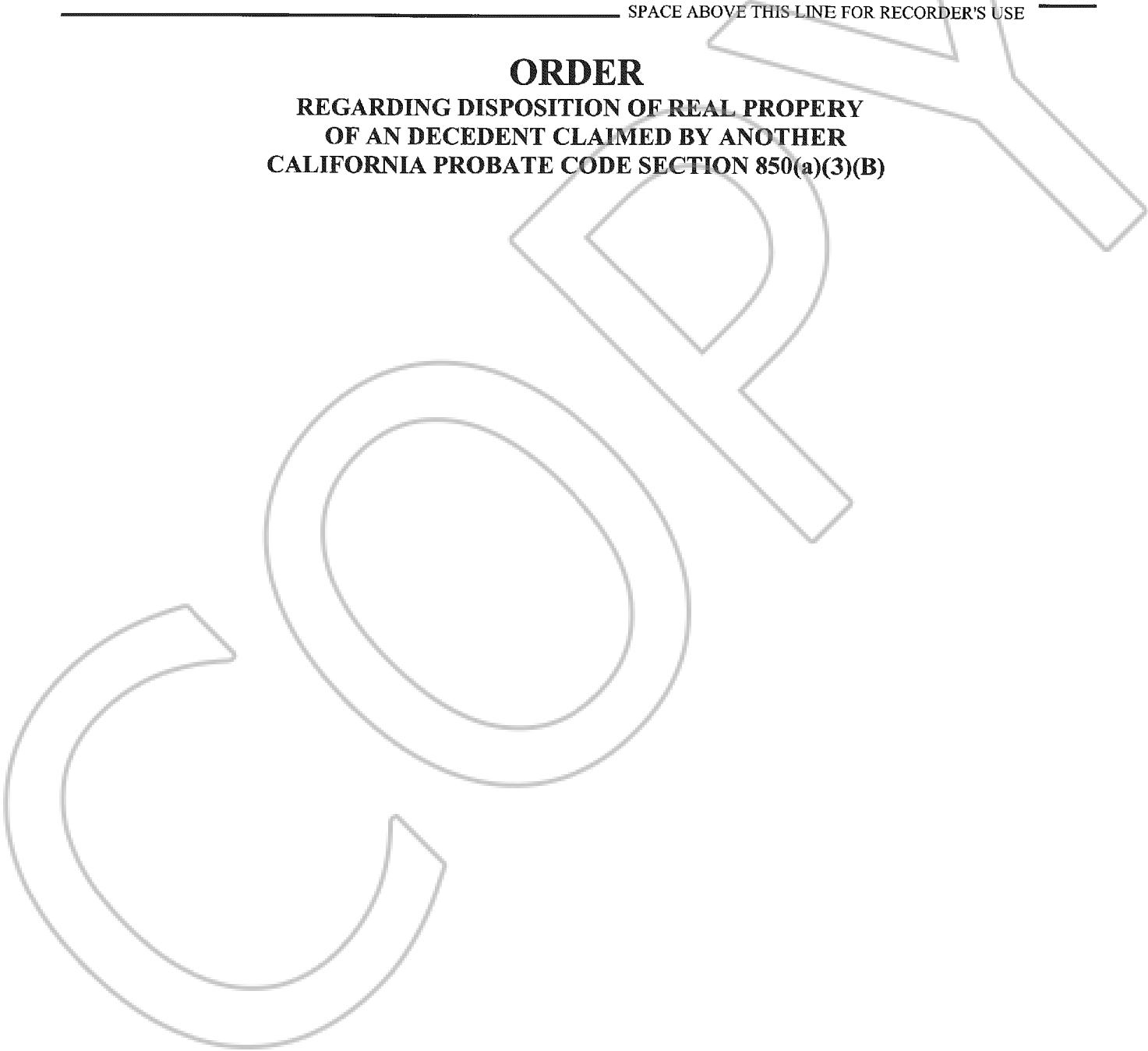
**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
DANIEL A. HUNT** Walters 7447-20
Gibbs
**LAW OFFICES OF DANIEL A.
HUNT**
798 UNIVERSITY AVENUE
SACRAMENTO, CA 95825

DOUGLAS COUNTY, NV	2024-1010889
RPTT:\$0.00 Rec:\$40.00	08/12/2024 10:54 AM
\$40.00 Pgs=5	LAW OFFICES OF DANIEL A HUNT
SHAWNYNE GARREN, RECORDER	E03

**MAIL TAX STATEMENTS TO:
JENNY WALTERS**
7752 N. Rose St.
Eagle Mountain, UT 84005

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ORDER
REGARDING DISPOSITION OF REAL PROPERTY
OF AN DECEDENT CLAIMED BY ANOTHER
CALIFORNIA PROBATE CODE SECTION 850(a)(3)(B)



1 DANIEL A. HUNT (SBN: 262943)
2 LAW OFFICES OF DANIEL A. HUNT
3 798 University Avenue
4 Sacramento, CA 95825
5 (916) 488-9788

6 Attorney for Petitioner
7 JENNY WALTERS

This Instrument is a
correct copy of the original
on file in this office.

FILED
Clerk of the Superior Court

APR 11 2024

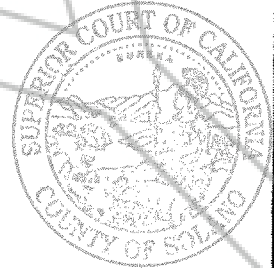
By C. Walker
DEPUTY CLERK
C. WALKER

ATTEST: JUN 27 2024

Clerk of the Superior Court of the
State of California in and for the
County of Solano

By M. Nunez
DEPUTY CLERK

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SOLANO



12 In the Matter of:

13
14 JUDY K. GIBBS 2017 REVOCABLE
15 TRUST

CASE NUMBER: PR24-00009

ORDER REGARDING DISPOSITION
OF REAL PROPERTY OF A
DECEDENT CLAIMED BY
ANOTHER; CALIFORNIA PROBATE
CODE SECTION 850(a)(3)(B).

Date: 02/16/2024

Time: 9:00 AM

Dept: 10

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19 The petition of JENNY WALTERS came on regularly for hearing on this day before this
20 Court. Petitioner having submitted her Petition for Order Regarding Disposition of Real Property of
21 a Decedent Claimed by Another; California Probate Code Section 850(a)(3)(B), and the Court,
22 having examined the petition and having heard the matter, makes the following order:
23

24 **IT IS HEREBY ORDERED, ADJUDGED, AND DECREED THAT:**

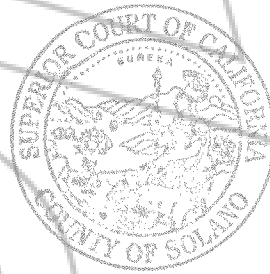
25 A) The Decedent's interest in the pieces of real property commonly referred to as 415
26 Tramway Drive #209, Stateline, NV 89449, APN: 1319-30-631-018 and 397 Ridge Club Dr. #187
27 Stateline, NV 89449, APN: 1319-30-644-097, and more particularly described in the attachment, is
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1 transferred to **JENNY WALTERS**, Trustee of **THE JUDY K. GIBBS 2017 REVOCABLE**
2 **TRUST**

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Date: 4/5/2024


JUDGE



ORDER

1 415 Tramway Drive #209, Stateline, NV 89449

2 A Portion of APN: 1319-30-631-018

3 A timeshare estate comprised of:

4 PARCEL 1: An undivided 1/102nd interest in and to that certain condominium estate described as
5 follows:

6 (A) An undivided 1/26th interest as tenants in common, in and to the Common Area of
7 Ridge Crest condominiums as said Common Area is set forth on that condominium map
8 recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County,
9 Nevada, as Document No. 183624.

10 (B) Unit No. 209 as shown and defined on said condominium map recorded as Document
11 No. 183624, Official Records of Douglas County, State of Nevada.

12 PARCEL 2: a non-exclusive easement for ingress and egress and for the use and enjoyment and
13 incidental purposes over, on and through the Common Area as set forth in said condominium map
14 recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.

15 PARCEL 3: An exclusive right to the use of a condominium unit and the non-exclusive right to use
16 the real property referred to in subparagraph (A) of Parcel 1, and Parcel 2 above during one
17 "ALTERNATE USE WEEK" within the Odd - numbered years as that term is defined in the
18 Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded
19 April 27, 1989 as Document No. 200951 of Official Records, Douglas County, State of Nevada (the
20 "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any
21 available unit in The Ridge Crest project during said "ALTERNATE USE WEEK" as more fully set
22 forth in the CC&R's.
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397 Ridge Club Dr. #187, Stateline, NV 89449

A Portion of APN: 1319-30-644-097

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, re-recorded 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. 187 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 the Even -numbered years in the Swing "Season" as defined in and in accordance with said Declarations.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-30-644-097
 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 time share

FOR RECORDER'S 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: \$ N/A
 Real Property Transfer Tax Due \$ N/A

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
 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 Jenny Walters Capacity GRANTOR, TRUSTEE
 Signature Jenny Walters Capacity GRANTOR, TRUSTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jenny Walters Trustee of The Judy K. Gibbs 2017 Revocable Trust
 Address: 7752 N. Rose Street
 City: Eagle Mountain
 State: Utah Zip: 84005

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jenny Walters Trustee of The Judy K. Gibbs 2017 Revocable Trust
 Address: 7752 N. Rose Street
 City: Eagle Mountain
 State: Utah Zip: 84005

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

Print Name: Law Offices of Daniel A. Hunt Escrow #: _____
 Address: 798 Univeristy Avenue
 City: Sacramento State: CA Zip: 95825

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED