

**WHEN RECORDED MAIL TO:
MAIL TAX DOCUMENTS TO:**

Mary Jean Nystrom
1320 Job's Peak Drive
Gardnerville, NV 89410

AFFIDAVIT OF SURVIVING JOINT TENANT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

COMES NOW, MARY JEAN NYSTROM, and after first being duly sworn, deposes and states under the pains and penalties of perjury, and pursuant to the requirements of NRS 111.365, as follows:

1. BRUCE JAMES NYSTROM and MARY JEAN NYSTROM were husband and wife until the date of death of BRUCE JAMES NYSTROM in November of 1999 in Gardnerville, Douglas County, Nevada. A certified copy of the Certificate of Death is attached hereto as Exhibit "A" and incorporated herein as if set forth in full. Upon the death of BRUCE JAMES NYSTROM, MARY JEAN NYSTROM became the surviving joint tenant of that property identified hereinbelow.

2. At the time of death of BRUCE JAMES NYSTROM, BRUCE JAMES NYSTROM and MARY JEAN NYSTROM owned the fee title interest in and to that certain property described as follows:

"Lot 184, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada on June 1, 1965, as Document No. 28309, and the Amended Title Sheet filed on June 4, 1965, as Document No. 28377

A copy of the Grant, Bargain and Sale Deed to BRUCE JAMES NYSTROM and MARY JEAN NYSTROM is attached hereto as Exhibit "B" and incorporated herein as if set

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forth in full.

3. By virtue of the death of BRUCE JAMES NYSTROM in Gardnerville, Nevada in November of 1999, your Affiant declares that all of the right, title and interest in and to the property described hereinabove, and in Exhibit "B" attached hereto, shall be vested solely in her as the surviving joint tenant, the decedent's spouse, by virtue of the recordation of this Affidavit, and pursuant to the provisions of NRS 111.365.

FURTHER YOUR AFFIANT SAYETH NAUGHT.

Mary Jean Nystrom
MARY JEAN NYSTROM

ACKNOWLEDGEMENT

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On July 31, 2000, before me, the undersigned, a Notarial Officer in and for the State of Nevada, personally appeared MARY JEAN NYSTROM, known (or proved) to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

Kim S. Leavitt
NOTARY PUBLIC



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STATE OF NEVADA

DEPARTMENT OF HUMAN RESOURCES DIVISION OF HEALTH VITAL STATISTICS STATE OF NEVADA — DEPARTMENT OF HUMAN RESOURCES DIVISION OF HEALTH — SECTION OF VITAL STATISTICS CERTIFICATE OF DEATH

TYPE OR PRINT IN PERMANENT BLACK INK

DECEDENT

IF DEATH OCCURRED IN INSTITUTION SEE HANDBOOK REGARDING COMPLETION OF RESIDENCE ITEMS

PARENTS

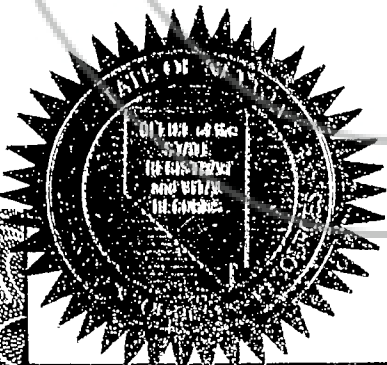
DISPOSITION

CERTIFIER

CONDITIONS IF ANY WHICH GAVE RISE TO IMMEDIATE CAUSE STATING THE UNDERLYING CAUSE LAST

CAUSE OF DEATH

LOCAL FILE NUMBER		STATE FILE NUMBER	
DECEASED—NAME First Middle Last		DATE OF DEATH (Month, Day, Year)	COUNTY OF DEATH
1. Bruce James NYSTROM		2. November 8, 1999	3a. Douglas
CITY, TOWN OR LOCATION OF DEATH		HOSPITAL OR OTHER INSTITUTION—Name (If not either, give street and number)	If Hosp. or Inst. indicate DOA, OP/Emer. Rm. Inpatient (Specify)
3b. Gardnerville		3c. 1321 Jobs Peak	3e.
RACE—(e.g., White, Black, American Indian, etc.) (Specify)		Was Decedent of Hispanic Origin? Specify <input type="checkbox"/> yes <input checked="" type="checkbox"/> no If yes, specify Mexican, Cuban, Puerto Rican, etc.	AGE—Last Birthday (Years)
5. White		6.	7a. 55
STATE OF BIRTH (If not U.S.A., name country)		CITIZEN OF WHAT COUNTRY	Decedent's Education. Specify highest grade completed.
9a. California		9b. U.S.A.	10. 14
SOCIAL SECURITY NUMBER		USUAL OCCUPATION (Give Kind of Work Done During Most of Working Life, Even if Retired)	KIND OF BUSINESS OR INDUSTRY
13. ██████████ 5153		14a. Technical Representative	14b. Office Equipment
RESIDENCE—STATE		COUNTY	CITY, TOWN, OR LOCATION
15a. Nevada		15b. Douglas	15c. Gardnerville
FATHER—NAME First Middle Last		MOTHER—MAIDEN NAME First Middle Last	
16. Herbert Nystrom		17. Jean Boston	
INFORMANT—NAME (Type or Print)		MAILING ADDRESS (Street or R.F.D. No., City or Town, State, Zip)	
18a. Mary Jean Nystrom - Wife		18b. 1321 Jobs Peak, Gardnerville, Nevada 89410	
BURIAL, CREMATION, REMOVAL, OTHER (Specify)		CEMETERY OR CREMATORY—NAME	LOCATION City or Town State
19a. Cremation		19b. Carson Sierra Crematory	19c. Carson City Nevada
FUNERAL DIRECTOR—SIGNATURE (Or Person Acting as Such)		FUNERAL DIRECTOR LICENSE NUMBER	NAME AND ADDRESS OF FACILITY
20a. <i>Jimmy Burns</i>		20b. 9	20c. Society 1614 N. Curry St. Carson City, NV. 89703
21a. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) <i>David H. Johnson</i>		22a. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) and manner stated. (Signature and Title) <i>David H. Johnson</i>	
DATE SIGNED (Mo., Day, Yr.)		HOUR OF DEATH	
21b. 11/09/99		21c. 0955	
NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)		PRONOUNCED DEAD (Mo., Day, Yr.)	
21d.		22b.	
NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, ATTENDING PHYSICIAN, MEDICAL EXAMINER, OR CORONER). (Type or Print)		PRONOUNCED DEAD (Hour)	
23a. David Johnson M.D. 1624 Library Lane, Suite B, Minden, NV. 89423		22e. AT	
REGISTRAR		DATE RECEIVED BY REGISTRAR (Mo., Day, Yr.)	DEATH DUE TO COMMUNICABLE DISEASE
24a. (Signature) <i>Vera R. Kochamp</i>		24b. November 10, 1999	24c. YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
25. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c).)		Interval between onset and death	
PART I (a) Metastatic colon cancer to lung		Interval between onset and death	
DUE TO, OR AS A CONSEQUENCE OF:		Interval between onset and death	
(b)		Interval between onset and death	
DUE TO, OR AS A CONSEQUENCE OF:		Interval between onset and death	
(c)		Interval between onset and death	
PART II OTHER SIGNIFICANT CONDITIONS—Conditions contributing to death but not resulting in the underlying cause given in Part I.		AUTOPSY (Specify Yes or No)	WAS CASE REFERRED TO CORONER (Specify Yes or No)
26. No		26. No	27. Yes
ACC., SUICIDE, HOM., UNDET., OR PENDING INVEST. (Specify)	DATE OF INJURY (Mo., Day, Yr.)	HOUR OF INJURY	DESCRIBE HOW INJURY OCCURRED
28a.	28b.	28c. M	28d.
INJURY AT WORK (Specify Yes or No)	PLACE OF INJURY—At home, farm, street, factory, office building, etc. (Specify)	LOCATION.	STREET OR R.F.D. No. CITY OR TOWN STATE
28e.	28f.	28g.	



STATE REGISTRAR

No. 145978

This is to certify that the above is a true and correct copy of the certificate on file in this office.

Date Issued:

NOV 10 1999

Gyonne Sylva
(496958)
EXHIBIT 0496958
State Registrar

WARNING: IT IS ILLEGAL TO ALTER OR COPY THIS DOCUMENT

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Order No. _____

Escrow No. 19590 M

Documentary Transfer Tax \$36.85

- Computed on full value of property conveyed; or
- Computed on full value less liens & encumbrances remaining thereon at time of transfer.

WHEN RECORDED, MAIL TO:

Bruce James Nystrom
5238 Fairvalley Ave.
Covina, Calif. 91722

Under penalty of perjury:

[Signature]
Signature of declarant or agent
determining tax - firm name.

_____ Space above this line for recorder's use _____

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby
acknowledged, HARRIS M. AUSTIN, a single man

do(es) hereby GRANT, BARGAIN and SELL to

BRUCE JAMES NYSTROM and MARY JEAN NYSTROM, husband and wife,
as joint tenants
the real property situate in the County of Douglas, State
of Nevada, described as follows:

Lot 184, as shown on the map of GARDNERVILLE
RANCHOS UNIT NO. 2, filed in the office of
the County Recorder of Douglas County, Nevada
on June 1, 1965, as Document No. 28309, and the
Amended Title Sheet filed on June 4, 1965, as
Document No. 28377.

TOGETHER WITH all tenements, hereditaments and appurtenances
thereunto belonging or in anywise appertaining, and any reversion,
remainders, rents, issues or profits thereof.


Dated March 8, 1976

[Signature]
HARRIS M. AUSTIN

STATE OF NEVADA)

County of Douglas)

: SS.

 DIXIE C. HARRIS
Notary Public — State of Nevada
Douglas County
My Commission Expires Sept. 17, 1977

On April 14, 1976 personally
appeared before me, a Notary Public,
Harris M. Austin

_____ who acknowledged that he executed
the above instrument.

EXHIBIT "B"

[Signature]
NOTARY PUBLIC

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MANOUKIAN, SCARPELLO & ALLING, LTD.
ATTORNEYS AT LAW

LAKE TAHOE OFFICE
ROUND HILL PROFESSIONAL BUILDING
P. O. BOX 55
ZEPHYR COVE, NEVADA 89448
TELEPHONE (702) 588-6676

CARSON CITY OFFICE
303 EAST PROCTOR STREET
CARSON CITY, NEVADA 89701
TELEPHONE (702) 882-4577

REQUESTED BY
LAWYERS TITLE INS. CORP.
IN OFFICIAL RECORDS OF

H. S. Wood

76 APR 14 P 3: 56

Linda Slater

DOUGLAS CO. NEV.
PATRICIA J. WILLIAMS
RECORDER

deputy

COPY

REQUESTED BY

Rowe & Hales LLP

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 AUG -1 PM 1:44

LINDA SLATER
RECORDER

\$ *11.00* PAID *BC* DEPUTY

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