

24

APNS: 1220-29-001-007  
1220-30-001-002  
1220-29-001-001

When recorded return to:  
ANDREW MacKENZIE, ESQ.  
P.O. Box 646  
Carson City, NV 89702

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 11 Fee: 24.00  
BK-0705 PG- 3900 RPTT: 0.00



Affiant's Address/Mail Tax Statements To:  
Jessica Ledbetter  
575 Hwy 88  
Gardnerville, NV 89410

AFFIDAVIT OF DEATH OF JOINT TENANT

STATE OF NEVADA )  
: SS.  
DOUGLAS COUNTY )

JESSICA L. LEDBETTER does hereby subscribe and swear under penalty of perjury that the following assertions are true:

1. That BEVERLEE A. LEDBETTER was a grantee in that certain Deed dated November 4, 1991, wherein PATRICIA D. CLARK, a married woman as her sole and separate property, TONI M. ROOKER, a married woman as her sole and separate property, and HAMILTON MCCAUGHEY, an unmarried man, are the grantors, and JESSICA L. LEDBETTER, an unmarried woman, and BEVERLEE A. LEDBETTER, a married woman as her sole and separate property, together as joint tenants with right of survivorship, are the grantees, conveying to said grantees those certain lots, pieces or parcels of land situate in the county of Douglas, state of Nevada, listed below and more particularly described in Exhibits A, B, and C attached hereto:

- 1. Douglas County APN 1220-29-001-007 (Exhibit A)
- 2. Douglas County APN 1220-30-001-002 (Exhibit B)
- 3. Douglas County APN 1220-29-001-001 (Exhibit C)

That the said Deed was recorded on November 4, 1991, in the Official Records of the county of Douglas, state of Nevada, in Book 1191, at Page 550 as File No. 264258.

2. That a Corrective Grant Deed was recorded in the Official Records of the county of Douglas, state of Nevada, on June 29, 1995, as Document No. 365272, in Book 695, at Page 5237 for the purpose of reflecting the correct legal description of the lands conveyed by that certain Grant, Bargain, and Sale Deed Recorded in the Official Records of the county of Douglas, state of Nevada, on November 25, 1991, as Document No. 265796, in Book 1191 at Page 3958, and to reflect the inclusion of an easement for ingress and egress to said lands.

3. That BEVERLEE A. LEDBETTER, one (1) of the grantees in said Deed, died on September 12, 1995, in the county of Eldorado, state of California, and is the identical person named in that certified copy of death certificate attached hereto as Exhibit "D" and incorporated herein by this reference.

4. That the affiant is the daughter of the decedent and is the surviving joint tenant.

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5. That this affidavit is executed pursuant to NRS 111.365.

DATED on 04-28- \_\_\_\_\_, 2005.

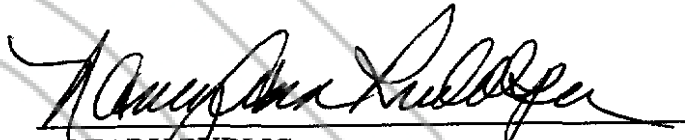
  
\_\_\_\_\_  
JESSICA L. LEDBETTER

STATE OF NEVADA        )  
                                  : ss.

~~CARSON CITY~~  
*Douglas County*

On 04-28- \_\_\_\_\_, 2005, personally appeared before me, a notary

public, JESSICA L. LEDBETTER, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Affidavit of Death of Joint Tenant, who acknowledged to me that she executed the foregoing document.

  
\_\_\_\_\_  
NOTARY PUBLIC

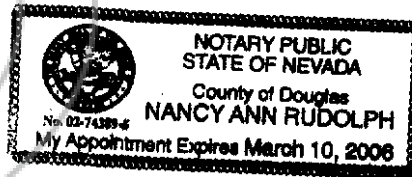


EXHIBIT A

The land referred to herein is situated in the state of Nevada, county of Douglas, described as follows:

**PARCEL 1:**

All that portion of Sections 29 and 30, Township 12 North, Range 20 East, Mount Diablo Meridian, described as follows:

Commencing at the Northwest corner of said Section 29; thence South 00 degrees 04'40" East, 835.71 feet to the TRUE POINT OF BEGINNING; thence East, 962.05 feet; thence South 00 degrees 04'40" East, 1811.08 feet; thence South 89 degrees 59'26" West, 962.05 feet; thence North 00 degrees 04'40" West, 1811.18 feet to the POINT OF BEGINNING.

This description is based on that certain Record of Survey filed for record on November 26, 1990, as Document No. 239524, the bearings have been rotated to agree with that certain Record of Survey filed for record on June 13, 1991, as Document No. 252812, and that certain Record of Survey for Heritage Ranch filed for record on October 10, 1991, as Document No. 262375.

A.P.N. 1220-29-001-007

**PARCEL 1-A:**

TOGETHER WITH: a 50-foot private access easement as set forth on that certain Record of Survey for Heritage Ranch filed for record on October 10, 1991, as Document No. 262375; except within the interior boundaries of the herein above mentioned legal description and as referenced in Corrective Deeds recorded June 29, 1995 as Document Nos. 365272 and 365273.

**PARCEL 1-B:**

TOGETHER WITH AN EASEMENT FOR ROADWAY, ACCESS AND PUBLIC UTILITY PURPOSES OVER AND ACROSS

All that portion of Section 29, Township 12 North, Range 20 East, Mount Diablo Meridian, described as follows:

A 60-foot wide roadway, access and public utility easement, the centerline of which is described as follows.



Commencing at the Southwest corner of the East one-half of the Southeast one-quarter (E½ SE¼) of said Section 29; thence North 00 degrees 95'13" West, 1947.39 feet; thence North 89 degrees 54'47" East 300.00 feet; thence North 00 degrees 95'13" West 146.03 feet; thence East 168.05 feet to the POINT OF BEGINNING; thence South 35 degrees 09'14" East 583.06 feet; thence South 0 degrees 55'40" West 250 feet more or less to the centerline of the roadway commonly known as Dressler Lane, the Southerly terminus of this easement description.

The side lines are to be lengthened or shortened to meet the grantor's property lines.

This description is based on that certain Record of Survey filed for record on November 26, 1990, as Document No. 239524, the bearings have been rotated to agree with that certain Record of Survey filed for record on June 13, 1991, Document No. 252812, and that certain Record of Survey for Heritage Ranch filed for record October 10, 1991, as Document No. 262375.

**PARCEL 1-C:**

**TOGETHER WITH:** those certain roadway, access and public utility easements as set forth in instruments of record recorded October 10, 1991 as Document Nos. 262359 and 262360.

**ALSO TOGETHER WITH:** an easement for ingress, egress, maintenance purposes and appurtenances thereto, as described in that certain Agreement recorded October 10, 1991, in Book 1091, at Page 1969, as Document No. 262416, Official Records of Douglas County, Nevada.

**PARCEL 1-D:**

**TOGETHER WITH:** a 30-foot non-exclusive easement over a strip of land approximately 30 feet in width as described in an instrument dated October 2, 1962, in Book 14, at Page 26, as Document No. 21042, Official Records of Douglas County, Nevada, as shown on that certain Record of Survey for Heritage Ranch filed for record on October 10, 1991, as Document 262375.

**NOTE:** Legal description previously contained in Document No. 0408011 recorded on March 7, 1997.



EXHIBIT B

The land referred to herein is situated in the state of Nevada, county of Douglas, described as follows:

PARCEL 2:

A portion of the Northwest ¼ of Section 29 and the Northeast ¼ of Section 30, Township 12 North, Range 20 East, M.D.B.&M., in the County of Douglas, State of Nevada, more particularly described as follows:

Parcel A of Map of Division into Large Parcels for Jessica L. Ledbetter, as per map filed on August 11, 1994, in Book 894, at Page 2055, as Document 343843, of the Official Records of Douglas County, Nevada.

A.P.N. 1220-30-001-002

PARCEL 2-A:

TOGETHER WITH AND SUBJECT TO: a 50-foot private access easement as set forth on that certain Record of Survey for Heritage Ranch filed for record on October 10, 1991, as Document No. 262375, and as referenced in Corrective Deeds recorded June 29, 1995, in Book 695, at Pages 5237 and 5241, as Document Nos. 365272 and 365273, Official Records of Douglas County, Nevada.

PARCEL 2-B:

TOGETHER WITH AN EASEMENT FOR ROADWAY, ACCESS AND PUBLIC UTILITY PURPOSES OVER AND ACROSS all that portion of Section 29, Township 12 North, Range 20 East, Mount Diablo Meridian, described as follows:

A 60-foot wide roadway, access and public utility easement, the centerline of which is described as follows:

Commencing at the Southwest corner of the East one-half of the Southeast one-quarter (E½ SE¼) of said Section 29; thence North 00 degrees 05'13" West, 1947.39 feet; thence North 89 degrees 54'47" East 300.00 feet; thence North 00 degrees 05'13" West 146.03 feet; thence East 168.05 feet to the POINT OF BEGINNING; thence South 35 degrees 09'14" East 583.06 feet;



thence South 0 degrees 55'40" West 250 feet more or less to the centerline of the roadway commonly known as Dressler Lane, the Southerly terminus of this easement description.

The side lines are to be lengthened or shortened to meet the grantor's property lines.

This description is based on that certain Record of Survey filed for record on November 26, 1990, as Document No. 239524, the bearings have been rotated to agree with that certain Record of Survey filed for record on June 13, 1991, as Document No. 252812, and that certain Record of Survey for Heritage Ranch filed for record October 10, 1991, as Document No. 262375.

**PARCEL 2-C:**

**TOGETHER WITH:** those certain roadway, access and public utility easements as set forth in instruments of record recorded October 10, 1991, as Document Nos. 262359 and 262360.

**PARCEL 2-D:**

**TOGETHER WITH:** an easement for ingress, egress, maintenance purposes and appurtenances thereto, as described in that certain Agreement recorded October 10, 1991, in Book 1091, at Page 1969, as Document No. 262416, Official Records of Douglas County, Nevada.

**PARCEL 2-E:**

**TOGETHER WITH:** a 30-foot non-exclusive easement over a strip of land approximately 30 feet in width as described in an instrument dated October 2, 1962, in Book 14, at Page 26, as Document No. 21042, Official Records of Douglas County, Nevada, as shown on that certain Record of Survey for Heritage Ranch filed for record on October 10, 1991, as Document No. 262375.

**PARCEL 2-F:**

**TOGETHER WITH:** a 30-foot non-exclusive easement over a strip of land approximately 30 feet in width as described in an instrument dated November 21, 1962, in Book 14, at Page 678, as Document No. 21398, Official Records of Douglas County, Nevada, as shown



on that certain Record of Survey for Heritage Ranch filed for record  
on October 10, 1991, as Document No. 262375.

NOTE: Legal description previously contained in Document No.  
0408011 recorded on March 7, 1997.

COPY



EXHIBIT C

The land referred to herein is situated in the state of Nevada, county of Douglas,  
described as follows:

**PARCEL 3:**

A portion of the Northwest ¼ of Section 29 and the Northeast ¼ of Section 30, Township 12 North, Range 20 East, M.D.B.&M., in the County of Douglas, State of Nevada, more particularly described as follows:

Parcel B of Map of Division into Large Parcels for Jessica L. Ledbetter, as per map filed on August 11, 1994, in Book 894, at Page 2055, as Document No. 343843, of the Official Records of Douglas County, Nevada.

**PARCEL 3-A:**

An easement for ingress and egress over and across that certain private roadway shown as "50 foot private easement and 60 foot roadway, access and P.U.E." as shown upon that certain Record of Survey to Support Lot Line Adjustment for Heritage Ranch, Inc., recorded on October 10, 1991, in Book 1091, Page 1797, Document No. 262375 of Official Records of Douglas County, Nevada.

NOTE: Legal description previously contained in Document No. 0408011 recorded on March 7, 1997.

Being Assessor's Parcel Number's 1220-29-001-007  
1220-30-001-002  
1220-29-001-001



COPY



CERTIFICATION OF VITAL RECORD

**EL DORADO COUNTY**  
**HEALTH DEPARTMENT**  
 PLACERVILLE, CALIFORNIA

CERTIFICATE OF DEATH

3 1995 09 000621

STATE FILE NUMBER		STATE OF CALIFORNIA		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT—FIRST (GIVEN)		2. MIDDLE		3. LAST (FAMILY)	
BEVERLEE		ANN		LEDBETTER	
4. DATE OF BIRTH MM/DD/CCYY		5. AGE YRS.		6. SEX	
01/06/1933		62		F	
7. DATE OF DEATH MM/DD/CCYY		8. HOUR		9. STATE OF BIRTH	
09/12/1995		1405		CA	
10. SOCIAL SECURITY NO.		11. MILITARY SERVICE		12. MARITAL STATUS	
-5905		NONE		Married	
13. EDUCATION—YEARS COMPLETED		14. RACE		15. HISPANIC—SPECIFY	
14		White		NO	
16. USUAL EMPLOYER		17. OCCUPATION		18. KIND OF BUSINESS	
Harvey's Casino Resorts		Director Emeritus		Hotel-Casino	
19. YEARS IN OCCUPATION		20. RESIDENCE—STREET AND NUMBER OR LOCATION		21. CITY	
43		1268 Tamarack Dr.		Zephyr Cove	
22. COUNTY		23. ZIP CODE		24. YRS IN COUNTY	
Douglas		89448		2	
25. STATE OR FOREIGN COUNTRY		26. NAME, RELATIONSHIP		27. MAILING ADDRESS (STREET AND NUMBER OR RURAL ROUTE NUMBER, CITY OR TOWN, STATE, ZIP)	
Nevada		William Barton Ledbetter - Husband		P.O. Box 128, Stateline, NV 89449	
28. NAME OF SURVIVING SPOUSE—FIRST		29. MIDDLE		30. LAST MAIDEN NAME	
William		Barton		Ledbetter	
31. NAME OF FATHER—FIRST		32. MIDDLE		33. LAST	
Harvey		A.		Gross	
34. BIRTH STATE		35. NAME OF MOTHER—FIRST		36. MIDDLE	
NB		Llewellyn		Barkley	
37. BIRTH STATE		38. DATE MM/DD/CCYY		39. PLACE OF FINAL DISPOSITION	
WA		09/16/1995		Happy Homestead Cemetery, So. Lake Tahoe, CA	
40. TYPE OF DISPOSITION		41. LICENSE NO.		42. SIGNATURE OF REGISTRAR	
BU		6466		<i>[Signature]</i>	
43. NAME OF FUNERAL DIRECTOR		44. LICENSE NO.		45. SIGNATURE OF LOCAL REGISTRAR	
McFarlane Mortuary		FD-1180		<i>[Signature]</i>	
46. DATE MM/DD/CCYY		47. DATE MM/DD/CCYY		48. LICENSE NO.	
09/14/1995		09/14/1995		6466	
101. PLACE OF DEATH		102. IF HOSPITAL, SPECIFY ONE		103. FACILITY OTHER THAN HOSPITAL	
Residence		IF <input type="checkbox"/> ER/OP <input type="checkbox"/> DGA		CONN. <input type="checkbox"/> RES. <input type="checkbox"/> OTHER <input type="checkbox"/>	
104. COUNTY		105. STREET ADDRESS—STREET AND NUMBER OR LOCATION		106. CITY	
El Dorado		1123 Winnemucca		So. Lake Tahoe	
107. DEATH WAS CAUSED BY: ENTER ONLY ONE CAUSE FOR USE FOR A, B, C, AND D		108. DEATH REPORTED TO CORONER BETWEEN ONSET AND DEATH		109. REPORT PERFORMED	
IMMEDIATE CAUSE: Hypertensive Cardiomyopathy		months		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
DUE TO (A)		110. REPORT PERFORMED		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
DUE TO (B)		111. USED IN DETERMINING CAUSE		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
DUE TO (C)		112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN BY 107			
DUE TO (D)		113. WAS OPERATION PERFORMED FOR ANY CONDITION PRIOR TO 107 OR 112? IF YES, LET TYPE OF OPERATION AND DATE			
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED.		115. SIGNATURE AND TITLE OF CERTIFIER		116. LICENSE NO.	
DECEASED ATTENDED SINCE MM/DD/CCYY		DECEDENT LATELY BEEN ALIVE MM/DD/CCYY		117. DATE MM/DD/CCYY	
118. MANNER OF DEATH		119. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS + ZIP			
<input checked="" type="checkbox"/> NATURAL <input type="checkbox"/> SUICIDE <input type="checkbox"/> HOMICIDE		120. INJURY AT WORK		121. INJURY DATE MM/DD/CCYY	
<input type="checkbox"/> ACCIDENT <input type="checkbox"/> PENDING INVESTIGATION <input type="checkbox"/> COULD NOT BE DETERMINED		<input type="checkbox"/> YES <input type="checkbox"/> NO			
122. CORONER'S USE ONLY		123. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)			
125. LOCATION (STREET AND NUMBER OR LOCATION AND CITY AND ZIP CODE)		126. SIGNATURE OF CORONER OR DEPUTY CORONER		127. DATE MM/DD/CCYY	
		<i>[Signature]</i>		09/14/1995	
128. TYPE, NAME, TITLE OF CORONER OR DEPUTY CORONER		129. FAK AUTH. #		CENSUS TRACT	
Michael Koring, Deputy Coroner		216608			

BK- 0705  
 PG- 3910  
 07/08/2005

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 0649202

19516

CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA }  
 COUNTY OF EL DORADO } SS

DATE ISSUED 09/26/1995

This is a true and exact reproduction of the document officially registered and placed on file in the office of the EL DORADO COUNTY HEALTH DEPARTMENT.

*H.A. Dore*  
 DIRECTOR OF HEALTH SERVICES

This copy not valid unless prepared on engraved border displaying seal and signature of County Health Director.

