

WHEN RECORDED MAIL TO:

✓ ELIOT M. LIPPMAN, Esq.
1000 Fourth Street, Suite 580
San Rafael, CA 94901-3118

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 7 Fee: 20.00
BK-0406 PG-2803 RPTT: 0.00



MAIL TAX STATEMENTS TO:

Anita M. Milosevich & Debbie A. Milosevich,
Co-Trustees, Ann Peterson Revocable Trust
209 Belle Avenue
San Rafael, CA 94903

Douglas County Assessor's Parcel No.:
1318-15-712-006

**AFFIDAVIT OF INCAPACITY OF TRUSTOR,
CESSATION OF TRUSTOR TO ACT AS TRUSTEE, AND
SUCCESSION AND CONSENT OF SUCCESSOR CO-TRUSTEES**

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

ANITA M. MILOSEVICH and DEBBIE A. MILOSEVICH, both of legal age, being first both duly sworn, state as follows:

1. ANN PETERSON, Trustor and Trustee of the ANN PETERSON REVOCABLE TRUST, dated December 5, 1994, (hereinafter the "Trust"), has become incapacitated and on January 27, 2006, ceased to qualify and to serve as Trustee of the Trust, when the Order Appointing Probate Conservator was entered in the in the matter entitled, "Conservatorship of the Person and Estate of Ann Peterson," Case No. PR054183 in the California Superior Court in the County of Marin, finding *inter alia*, that ANN PETERSON is substantially unable to manage her financial resources. A true and correct copy of the Order is attached hereto as **Exhibit A**.

2. The Trust named ANN PETERSON, as initial trustee, but provides that upon the failure of ANN PETERSON to act as trustee, ROSA PETERSON shall thereupon immediately be

the successor trustee. ROSA PETERSON died on December 25, 2003, and is the same person named in the certified copy of the Certificate of Death of ROSA PETERSON attached hereto as **Exhibit B**. The Trust provides that upon the failure of ROSA PETERSON to act as trustee, DEBBIE ANN MILOSEVICH and ANITA MARIE MILOSEVICH shall serve as co-trustees.

3. DEBBIE ANN MILOSEVICH and ANITA MARIE MILOSEVICH have both accepted, and by their signatures hereby confirm their acceptance of, the office of co-trustee of the Trust, and are now the acting co-trustees of the Trust, with full power and authority to control, convey, divide, exchange, grant options on, lease, encumber, improve, partition, repair, sell (for cash or on credit), and transfer trust property, and to execute any and all documents necessary or advisable for these purposes, and with such further powers as set forth in the Trust.

4. Real property is owned by the Trust and located in Douglas County, Nevada, commonly known as 277 Elks Point Road, Zephyr Cove, Nevada, and more particularly described as follows:

Lot 14 in Block F as shown on the map of Round Hill Village, Unit No. 4, filed in the office of the County Recorder of Douglas County, Nevada on April 25, 1966 as Document No. 31837.

Together with all that portion of Apache Way as shown on the map of Round Hill Village Unit No. 4, filed for record on April 25, 1966, as Document No. 31837, more particularly described as follows:

Beginning at the most Southerly corner of Lot 14, Block F in said Unit No. 4; thence South $29^{\circ} 22' 48''$ West 22.32 feet; thence North $44^{\circ} 45' 07''$ West 134.44 feet; thence North $39^{\circ} 34' 52''$ East 44.63 feet (North $39^{\circ} 38' 30''$ East record); thence along a curve to the Northeast with a radius of 20 feet; a central angle of $87^{\circ} 54' 49''$ ($87^{\circ} 53' 49''$ record) and an arc length of 30.69 feet (30.68 feet record), the chord of said curve bears South $04^{\circ} 22' 33''$ East 27.76 feet; thence along a curve concave to the Southwest with a radius of 525 feet, a central angle of $12^{\circ} 12' 49''$ ($12^{\circ} 14' 01''$ record) and an arc length of 111.91 feet (112.10 feet record); the chord of said curve bears South $42^{\circ} 12' 30''$ East 111.70 feet to the Point of Beginning.

The Basis of Bearing of this description is identical with that of the Record of Survey filed for record on July 26, 1993, as Document No.



313400 in the Office of the County Recorder of Douglas County, State of Nevada.

Per N.R.S. 111.312, this legal description was previously recorded on February 22, 1995, in Book 0295, Page 3204 as Document No. 356638, Official Records, Douglas County, State of Nevada.

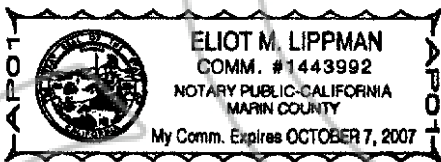
Dated: April 3, 2006

Debbie Ann Milosevich
DEBBIE ANN MILOSEVICH, Co-Trustee

Anita Marie Milosevich
ANITA MARIE MILOSEVICH, Co-Trustee

STATE OF CALIFORNIA)
)
) ss.
COUNTY OF MARIN)

SUBSCRIBED AND SWORN TO (or affirmed) before me on this 3rd day of April 2006, by DEBBIE ANN MILOSEVICH and ANITA MARIE MILOSEVICH, personally known to me or proved to me on the basis of satisfactory evidence to be the persons who appeared before me.



Eliot M. Lippman
Notary Public in and for the State of California

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): ELIOT M. LIPPMAN, ESQ. SB#161157 LAW OFFICES OF ELIOT M. LIPPMAN 1000 Fourth Street, Suite 580 San Rafael, CA 94901-3118 TELEPHONE NO.: (415) 457-8898 FAX NO. (Optional): (415) 457-8878 E-MAIL ADDRESS (Optional): ATTORNEY FOR (Name): ANITA & DEBBIE MILOSEVICH		FOR COURT USE ONLY FILED JAN 27 2006 MARIN COUNTY SUPERIOR COURT <i>By: J. Chen, Deputy</i>
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Marin STREET ADDRESS: 3501 Civic Center Drive MAILING ADDRESS: P.O. Box 4988 CITY AND ZIP CODE: San Rafael, CA 94913-4988 BRANCH NAME:		COPY
CONSERVATORSHIP OF (Name): ANN PETERSON		CONSERVATEE
ORDER APPOINTING <input type="checkbox"/> SUCCESSOR PROBATE CONSERVATOR OF THE <input checked="" type="checkbox"/> PERSON <input checked="" type="checkbox"/> ESTATE <input type="checkbox"/> Limited Conservatorship		CASE NUMBER: PR 054183

WARNING: THIS APPOINTMENT IS NOT EFFECTIVE UNTIL LETTERS HAVE ISSUED.

1. The petition for appointment of successor conservator came on for hearing as follows (check boxes c, d, e, and f or g to indicate personal presence):
 - a. Judicial Officer (name): **Hon. RANDOLPH HEUBACH**
 - b. Hearing date: **January 23, 2006** Time: **9:00 a.m.** Dept.: **A** Room: **A**
 - c. Petitioner (name): **ANTIA M. MILOSEVICH and DEBBIE A. MILOSEVICH**
 - d. Attorney for petitioner (name): **ELIOT M. LIPPMAN, ESQ.**
 - e. Attorney for person cited the conservatee on petition to appoint successor conservator:
 (Name): **MONICA RUDDEN, ESQ.** (Telephone): **(415) 499-6346**
 (Address): **3501 Civic Center Drive, Room 139**
San Rafael, CA 94903
 - f. Person cited was present. unable to attend. able but unwilling to attend. out of state.
 - g. The conservatee on petition to appoint successor conservator was present. not present.

THE COURT FINDS

2. All notices required by law have been given.
3. (Name): **ANN PETERSON**
 - a. is unable properly to provide for his or her personal needs for physical health, food, clothing, or shelter.
 - b. is substantially unable to manage his or her financial resources or to resist fraud or undue influence.
 - c. has voluntarily requested appointment of a conservator and good cause has been shown for the appointment.
4. The conservatee
 - a. is an adult.
 - b. will be an adult on the effective date of this order.
 - c. is a married minor.
 - d. is a minor whose marriage has been dissolved.
5. There is no form of medical treatment for which the conservatee has the capacity to give an informed consent.
 The conservatee is an adherent of a religion defined in Probate Code section 2355(b).
6. Granting the successor conservator powers to be exercised independently under Probate Code section 2590 is to the advantage and benefit and in the best interest of the conservatorship estate.
7. The conservatee is not capable of completing an affidavit of voter registration.
8. The conservatee has dementia as defined in Probate Code section 2356.5, and the court finds all other facts required to make the orders specified in item 27.

Do NOT use this form for a temporary conservatorship.



BK- 0406
 PG- 2806
 0672355 Page: 4 Of 7 04/07/2006

CONSERVATORSHIP OF (Name): ANN PETERSON	CASE NUMBER: PR 054183
CONSERVATEE	

9. Attorney (name): **MONCIA RUDDEN, ESQ.** has been appointed by the court as legal counsel to represent the conservatee in these proceedings. The cost for representation is: \$
The conservatee has the ability to pay all none a portion of this sum (specify): \$
10. The conservatee need not attend the hearing.
11. The appointed court investigator is (name): **CAROL SOLLOWAY**
(Address and telephone): **3501 Civic Center Drive, Room 116
San Rafael, CA 94913-4988**
12. (For limited conservatorship only) The limited conservatee is developmentally disabled as defined in Probate Code section 1420.
13. The successor conservator is a private professional conservator as defined by Probate Code section 2341 who has filed with the court the confidential statement required by Probate Code section 2342.
14. The successor conservator (check a or b):
a. is currently registered with the Statewide Registry of Private Conservators, Guardians, and Trustees maintained by the California Department of Justice under Probate Code sections 2850-2855.
b. is exempt from statewide registration under Probate Code sections 2850-2855.
15. (Either a, b, or c must be checked):
a. The successor conservator is not the spouse of the conservatee.
b. The successor conservator is the spouse of the conservatee and is not a party to an action or proceeding against the conservatee for legal separation, dissolution, annulment, or adjudication of nullity of their marriage.
c. The successor conservator is the spouse of the conservatee and is a party to an action or proceeding against the conservatee for legal separation, dissolution, annulment, or adjudication of nullity of their marriage.
It is in the best interests of the conservatee to appoint the spouse as successor conservator.
16. (Either a, b, or c must be checked):
a. The successor conservator is not the domestic partner or former domestic partner of the conservatee.
b. The successor conservator is the domestic partner of the conservatee and has neither terminated nor intends to terminate their domestic partnership.
c. The successor conservator is the domestic partner or former domestic partner of the conservatee and intends to terminate or has terminated their domestic partnership. It is in the best interest of the conservatee to appoint the domestic partner or former domestic partner as successor conservator.

THE COURT ORDERS

17. a. (Name): **ANITA M. MILOSEVICH and DEBBIE A. MILOSEVICH** (Telephone): **(415) 457-5299**
(Address): **209 Belle Avenue
San Rafael, CA 94901**
is appointed successor ^{co-}conservators limited conservator of the PERSON of (name):
ANN PETERSON and Letters of Conservatorship shall issue upon qualification.
- b. (Name): **ANITA M. MILOSEVICH and DEBBIE A. MILOSEVICH** (Telephone): **(415) 457-5299**
(Address): **209 Belle Avenue
San Rafael, CA 94901**
is appointed successor ^{co-}conservators limited conservator of the ESTATE of (name):
ANN PETERSON and Letters of Conservatorship shall issue upon qualification.
18. The conservatee need not attend the hearing.
19. a. Bond is not required.
b. Bond is fixed at: \$ **20,000.00** to be furnished by an authorized surety company or as otherwise provided by law.
c. Deposits of: \$ _____ are ordered to be placed in a blocked account at (specify institution and location): _____
and receipts shall be filed. No withdrawals shall be made without a court order.
 Additional orders in Attachment 19c.
- d. The successor conservator is not authorized to take possession of money or any other property without a specific court order.



CONSERVATORSHIP OF (Name): ANN PETERSON	CASE NUMBER: PR 054183
CONSERVATEE	

20. For legal services rendered, conservatee conservatee's estate parents of the minor minor's estate shall pay to (name): _____ the sum of: \$ _____
 forthwith as follows (specify terms, including any combination of payors): _____

- Continued in Attachment 20.
21. The conservatee is disqualified from voting.
22. The conservatee lacks the capacity to give informed consent for medical treatment and the successor conservator of the person is granted the powers specified in Probate Code section 2355.
 The treatment shall be performed by an accredited practitioner of a religion as defined in Probate Code section 2355(b).
23. The successor conservator of the estate is granted authorization under Probate Code section 2590 to exercise independently the powers specified in Attachment 23 subject to the conditions provided.
24. Orders relating to the capacity of the conservatee under Probate Code sections 1873 or 1901 as specified in Attachment 24 are granted.
25. Orders relating to the powers and duties of the successor conservator of the person under Probate Code sections 2351-2358 as specified in Attachment 25 are granted. (Do not include orders under Probate Code section 2356.5 relating to dementia.)
26. Orders relating to the conditions imposed under Probate Code section 2402 on the successor conservator of the estate as specified in Attachment 26 are granted.
27. a. The successor conservator of the person is granted authority to place the conservatee in a care or nursing facility described in Probate Code section 2356.5(b).
b. The successor conservator of the person is granted authority to authorize the administration of medications appropriate for the care and treatment of dementia described in Probate Code section 2356.5(c).
28. Other orders as specified in Attachment 28 are granted.
29. The probate referee appointed is (name and address): _____

30. (For limited conservatorship only) Orders relating to the powers and duties of the successor limited conservator of the person under Probate Code section 2351.5 as specified in Attachment 30 are granted.
31. (For limited conservatorship only) Orders relating to the powers and duties of the successor limited conservator of the estate under Probate Code section 1830(b) as specified in Attachment 31 are granted.
32. (For limited conservatorship only) Orders limiting the civil and legal rights of the (limited conservatee as specified in Attachment 32 are granted.

33. This order is effective on the date signed date minor attains majority (specify): _____

34. Number of boxes checked in items 17-33: -9-

35. Number of pages attached: -0-

Date:

JAN 27 2006

RANDOLPH E. HEUBACH

JUDICIAL OFFICER

SIGNATURE FOLLOWS LAST ATTACHMENT



STATE OF NEVADA

CERTIFICATION OF VITAL RECORD

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

	LOCAL FILE NUMBER		STATE FILE NUMBER	
TYPE OR PRINT IN PERMANENT BLACK INK	DECEASED—NAME First Middle Last		DATE OF DEATH (Month, Day, Year)	
	1. Rosa C Peterson		2. December 25, 2003	
PRECEDENT	CITY, TOWN OR LOCATION OF DEATH		COUNTY OF DEATH	
	3b. Zepher Cove		3a. Douglas	
IF DEATH OCCURRED IN INSTITUTION SEE HANDBOOK REGARDING COMPLETION OF RESIDENCE ITEMS	HOSPITAL OR OTHER INSTITUTION—Name (if not either, give street and number)		SEX	
	3c. 277 Elks Point Road		4. Female	
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)	DATE OF BIRTH (Mo., Day, Yr.)
5. White		6.	7a. 82	8. 04/11/1921
STATE OF BIRTH (If not U.S.A., name country)		CITIZEN OF WHAT COUNTRY	Decedent's Education, Specify highest grade completed.	MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify)
9a. Norway		9b. USA	10. 15	11. Never Married
SOCIAL SECURITY NUMBER		USUAL OCCUPATION (Give Kind of Work Done During Most of Working Life, Even if Retired)		KIND OF BUSINESS OR INDUSTRY
13. [REDACTED] 9915		14a. Beautician		14b. Cosmetics / Hair
RESIDENCE—STATE		COUNTY	CITY, TOWN, OR LOCATION	STREET AND NUMBER
15a. NV		15b. Douglas	15c. Zepher Cove	15d. 277 Elks Point
INSIDE CITY LIMITS (Specify Yes or No)		15e. No		
PARENTS	FATHER—NAME First Middle Last		MOTHER—MAIDEN NAME First Middle Last	
	18. Axel Peterson		17. Olone A Aarsnes	
INFORMANT—NAME (Type or Print)		MAKING ADDRESS (Street or R.F.D. No., City or Town, State, Zip)		
18a. Anna Peterson		18b. 277 Elks Point Rd. Zepher Cove, NV 89448		
DISPOSITION	BURIAL, CREMATION, REMOVAL, OTHER (Specify)		CEMETERY OR CREMATORY—NAME	
	19a. Removal Cremation		19b. Nor-Cal Crematory	
LOCATION City or Town State		19c. Sacramento, CA		
FUNERAL DIRECTOR—SIGNATURE (Or Person Acting as Such)		FUNERAL DIRECTOR LICENSE NUMBER		
20a. <i>James A. Lee</i>		20b. 62		
NAME AND ADDRESS OF FACILITY		20c. 720 Buol Ln. Pahrump, NV 89048		
CERTIFIER	21. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated.		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)		(Signature and Title)	
	DATE SIGNED (Mo., Day, Yr.)		DATE SIGNED (Mo., Day, Yr.)	
	21b. 1/13/04		21c. 1652	
HOUR OF DEATH		PRONOUNCED DEAD (Mo., Day, Yr.)		
21d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)		22d. DN		
21d.		22e. AT		
NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, ATTENDING PHYSICIAN, MEDICAL EXAMINER, OR CORONER). (Type or Print)		LICENSE NUMBER		
23a. Steven L Brooks M.D. 155 HW 50 State Line, NV 89449		23b. 5124		
REGISTRAR		DATE RECEIVED BY REGISTRAR (Mo., Day, Yr.)		DEATH DUE TO COMMUNICABLE DISEASE
24a. <i>[Signature]</i>		24b. <i>January 26, 2004</i>		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) Colon Cancer		Months		
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		27. No		
ACC., SUICIDE, HOM., UNDET., OR PENDING INVEST. (Specify)		DATE OF INJURY (Mo., Day, Yr.)		HOUR OF INJURY
28a.		28b.		28c. M
28a.		28b.		28d.
INJURY AT WORK (Specify Yes or No)		PLACE OF INJURY—At home, farm, street, factory, office, building, etc. (Specify)		LOCATION
28e.		28f.		28g.
		STREET OR R.F.D. No.		CITY OR TOWN STATE

STATE REGISTRAR

No.244110

00666

CERTIFIED COPY OF VITAL RECORDS

This is a true and exact reproduction of the document officially registered and placed on file in the office of the State Registrar and Vital Records.

DATE ISSUED:

FEB - 5 2004

STATE REGISTRAR

Syonna Sylva

This copy is not valid unless prepared on approved border displaying date, seal and signature of Registrar



BK- 0406
PG- 2809

