

23
B20-30-811-007
A.P.N. ~~35-560-07~~

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 10 Fee: 23.00
BK-0807 PG- 8309 RPTT: 0.00

WHEN RECORDED RETURN TO:
Timothy J. Riley, Esq.
✓ Hale Lane
5441 Kietzke Lane, Second Floor
Reno, Nevada 89511



MAIL TAX STATEMENTS TO:
Mrs. Cynthia Lee Kelb, Trustee
Post Office Box 98
Minden, Nevada 89423

AFFIDAVIT OF DEATH OF LIFE TENANT

Please complete Affirmation Statement below:

[] I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

[X] I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: (State specific law)

Cynthia Lee Kelb
Signature

Trustee
Title

Cynthia Lee Kelb
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

A.P.N. 25-560-07

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AFFIDAVIT OF DEATH OF LIFE TENANT

STATE OF CALIFORNIA)
) ss.
COUNTY OF SANTA CLARA)

CYNTHIA LEE KELB, of legal age, being duly sworn, deposes and says:

1. That DOROTHY ANN FORDHAM, the Decedent mentioned in the certified copy of Certificate of Death attached hereto as Exhibit "A", was, until her death, and is the same person as DOROTHY A. FORDHAM, granted a life estate in that certain Quitclaim Deed executed by LEITH A. HOOKER on January 23, 1995, recorded in the official records of the County of Douglas, State of Nevada, as Document Number 354780, a copy of which is attached hereto as Exhibit "B" and incorporated herein by this reference, and further referenced in that certain Trust Transfer Deed executed by LEITH ARDEN HOOKER on May 17, 1995, recorded in the official records of the County of Douglas, State of Nevada, as Document Number 363340, a copy of which is attached hereto as Exhibit "C" and incorporated herein by this reference, concerning the real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

Lot 7, Block A, as shown on the Map of Beneteau Subdivision filed in the office of the Douglas County Recorder, State of Nevada on October 21, 1980 in Book 1080, Page 1733, Document No. 49919.
(cka 1639 Carval Court, Minden, Nevada)

2. That this Affidavit is executed and recorded for the purposes of terminating all interest in the life estate granted to DOROTHY A. FORDHAM in and to the hereinabove described real property.

DATED this 27th day of August, 2007.

THE LEITH HOOKER TRUST

By: Cynthia Lee Kelb
CYNTHIA LEE KELB, Trustee
Post Office Box 98
Minden, Nevada 89423

State of CALIFORNIA)
) ss.
County of SANTA CLARA)

On August 27, 2007, before me, Renee Anaya, notary Public personally appeared CYNTHIA LEE KELB, Trustee of The Leith Hooker Trust, personally known to me -OR- [] proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Renee Anaya
Signature of Notary

EXHIBIT "A"

(Certificate of Death – See Attached)

COPY



STATE OF NEVADA
CERTIFICATION OF VITAL RECORD

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF HEALTH
VITAL STATISTICS
CERTIFICATE OF DEATH

2007004800
STATE FILE NUMBER

TYPE OR PRINT IN PERMANENT BLACK INK

DECEDENT

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

PARENTS

DISPOSITION

TRADE CALL

CERTIFIER

REGISTRAR

CAUSE OF DEATH

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

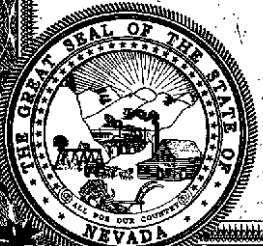
1a. DECEASED-NAME FIRST Dorothy			1b. MIDDLE Ann			1c. LAST FORDHAM			2. DATE OF DEATH (Mo/Day/Year) July 26, 2007			3a. COUNTY OF DEATH Douglas					
3b. CITY, TOWN, OR LOCATION OF DEATH Minden				3c. HOSPITAL OR OTHER INSTITUTION -Name (If not either, give street and number) 1639 Carval Court				3e. If Hosp. or Inst. indicate DOA, OP/Emer. Rm. Inpatient (Specify)			4. SEX Female						
5. RACE-(e.g., White, Black, American Indian) (Specify) White			6. Was Decedent of Hispanic Origin? No If yes, specify Mexican, Cuban, Puerto Rican, etc. Non-hispanic			7a. AGE-Last birthday (Years) 70		7b. UNDER 1 YEAR MOS: DAYS		7c. UNDER 1 DAY HOURS: MINS		8. DATE OF BIRTH (Mo/Day/Yr) March 10, 1937					
9a. STATE OF BIRTH (If not U.S.A., name country) Montana			9b. CITIZEN OF WHAT COUNTRY United States			10. EDUCATION 14		11. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) Married			12. SURVIVING SPOUSE (if wife, give maiden name) Leith HOOKER						
13. SOCIAL SECURITY NUMBER [REDACTED]				14a. USUAL OCCUPATION (Give Kind of Work Done During Most of Working Life, Even If Retired) Accountant				14b. KIND OF BUSINESS OR INDUSTRY Accounting									
15a. RESIDENCE - STATE Nevada		15b. COUNTY Douglas		15c. CITY, TOWN OR LOCATION Minden			15d. STREET AND NUMBER 1639 Carval Court			15e. INSIDE CITY LIMITS (Specify Yes or No) Yes							
16. FATHER - NAME (First Middle - Last - Suffix) Frank SMITH						17. MOTHER - NAME (First Middle Last Suffix) Olive											
18a. INFORMANT - NAME (Type or Print) Orlyn FORDHAM						18b. MAILING ADDRESS: (Street or R.F.D. No., City or Town, State, Zip) P. O. Box 1498 Minden, Nevada 89423											
19a. BURIAL, CREMATION, REMOVAL, OTHER (Specify) Burial				19b. CEMETERY OR CREMATORY - NAME Eastside Memorial Park				19c. LOCATION City or Town State Minden Nevada 89423									
20a. FUNERAL DIRECTOR - SIGNATURE (Or Person Acting as Such) JAMES SMOLENSKI SIGNATURE AUTHENTICATED				20b. FUNERAL DIRECTOR LICENSE 217		20c. NAME AND ADDRESS OF FACILITY Fitzhenrys Funeral Home 3945 Fairview Dr, Carson City NV 89701											
TRADE CALL - NAME AND ADDRESS																	
21a. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature & Title) STEPHEN HEWITT DO SIGNATURE AUTHENTICATED						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) stated. (Signature & Title)											
21b. DATE SIGNED (Mo/Day/Yr) July 30, 2007				21c. HOUR OF DEATH 05:00				22b. DATE SIGNED (Mo/Day/Yr)				22c. HOUR OF DEATH					
21d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)						22d. PRONOUNCED DEAD (Mo/Day/Yr)						22e. PRONOUNCED DEAD AT (Hour)					
23a. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, ATTENDING PHYSICIAN, MEDICAL EXAMINER, OR CORONER) (Type or Print) Dr. Stephen Hewitt DO 1090 3rd Street #1 South Lake Tahoe, CA 89449										23b. LICENSE NUMBER NV 1107							
24a. REGISTRAR (Signature) CHRISTINA GRIFFITH SIGNATURE AUTHENTICATED						24b. DATE RECEIVED BY REGISTRAR (Mo/Day/Yr) July 31, 2007			24c. DEATH DUE TO COMMUNICABLE DISEASE YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>								
25. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c).)																	
PART (a) Esophageal Cancer										Interval between onset and death		Years					
DUE TO, OR AS A CONSEQUENCE OF:										Interval between onset and death		Years					
(b) DUE TO, OR AS A CONSEQUENCE OF:										Interval between onset and death		Years					
(c) OTHER SIGNIFICANT CONDITIONS-Conditions contributing to death but not resulting in the underlying cause given in Part 1.										Interval between onset and death		Years					
26. AUTOPSY (Specify Yes or No) No						27. WAS CASE REFERRED TO CORONER (Specify Yes or No) No											
28a. ACC., SUICIDE, HOM., UNDET. OR PENDING INVEST. (Specify)			28b. DATE OF INJURY (Mo/Day/Yr)			28c. HOUR OF INJURY			28d. DESCRIBE HOW INJURY OCCURRED								
28e. INJURY AT WORK (Specify Yes or No)			28f. PLACE OF INJURY- At home, fam, street, factory, office building, etc. (Specify)			28g. LOCATION			STREET OR R.F.D. No.			CITY OR TOWN			STATE		

STATE REGISTRAR



BK- 0807
PG- 8313

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160953 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:

08/07/2007

[Signature]
SIGNATURE AUTHENTICATED

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

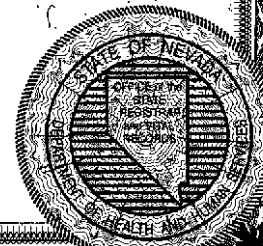


EXHIBIT "B"

(Quitclaim Deed – See Attached)

COPY



DOUGLAS COUNTY

RATT EY #6

When Recorded Mail Tax

LEITH A. HOOKER
1639 Carval Court
Minden, NV 89423

QUITCLAIM DEED

THIS INDENTURE made the 23rd day of January, 1995.

Between LEITH A. HOOKER, the party of the first part, and DOROTHY A. HOOKER also known as DOROTHY A. FORDHAM, the party of the second part, the parties being Husband and Wife.

WITNESSETH: That the said party of the first part, as the fee and owner of the following described property, in consideration of the sum of ten dollars (\$10.00), lawful money of the United States of America, to him in hand paid by the party of the second part, the receipt hereof is hereby acknowledged, does by these presents grant unto the said party of the second part, a life estate in the following described property:

Lot 7, Block A, as shown on the Map of Benetau Subdivision filed in the office of the Douglas County recorder, State of Nevada, on October 21, 1980 in Book 1080, Page 1733, Document No. 49919.

Assessor's Parcel No. 25-560-07

Together with the tenements, hereditaments, and appurtenances thereunto belonging or anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

To have and to hold the said premises, together with the appurtenances, unto the party of the second part, for as long as she continues to reside therein.

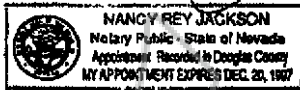
In Witness Whereof the party of the first part has executed this conveyance the day and the year first above written.

Leith A. Hooker
LEITH A. HOOKER

State of Nevada)
) ss.
County of Douglas)

On January 23, 1995, personally appeared before me, a Notary Public, LEITH A. HOOKER, personally known or proved to me to be the person whose name is subscribed to the above instrument and who acknowledged that he executed the above instrument.

Nancy Rey Jackson
NOTARY PUBLIC



Mail tax Statements to:
LEITH A. HOOKER
1639 Carval Court
Minden, NV 89423

REQUESTED BY
Leith Hooker
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

95 JAN 23 P2:09

LINDA SLATER
RECORDER

\$7.00 PAID BY DEPUTY

354780

BK0195P62888



BK- 0807
PG- 8315

EXHIBIT "C"

(Trust Transfer Deed – See Attached)

COPY



RECORDING REQUESTED BY:

✓ **LEITH ARDEN HOOKER**
1639 Carval Court
Minden, NV 89423

WHEN RECORDED, MAIL TO:

SAME AS ABOVE

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

SPACE ABOVE FOR RECORDER'S USE

Trust Transfer Deed

NOTICE: THIS CONVEYANCE IS TO A TRUST, REVOCABLE BY THE GRANTOR, AND NOT PURSUANT TO A SALE. IT DOES NOT CONSTITUTE A CHANGE IN OWNERSHIP FOR INCOME TAX PURPOSES. IT DOES NOT SUBJECT THE PROPERTY TO REASSESSMENT AND IS EXEMPT FROM ALL TAXES. THE UNDERSIGNED IS BOTH THE DECLARANT AND THE TRUSTEE ON THE EFFECTIVE DATE OF THIS INSTRUMENT.

APN: 25-560-07

THE UNDERSIGNED GRANTOR DECLARES DOCUMENTARY TRANSFER TAX is \$ NONE #8

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR NO CONSIDERATION, and in order to only change formal title, I, **LEITH ARDEN HOOKER**, who took title as **LEITH A. HOOKER**, having a sole ownership interest in the property described hereinbelow, hereby grant all of my rights, titles, and interests in said real property to **THE LEITH HOOKER TRUST**, whose Trustee is, at the time of recording, **LEITH ARDEN HOOKER**, whose successors and appointees are also named in that instrument known as the **CERTIFIED EXTRACT OF TRUST AGREEMENT** of said Trust Agreement, all that real property situated in the County of Douglas, State of Nevada, described as follows:

See **EXHIBIT "A" (LEGAL DESCRIPTION)**, attached hereto and made a part hereof,

together with all the tenements, hereditaments, and appurtenances thereunto belonging, and the reversions, remainders, rents, issues, and profits thereof.

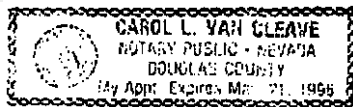
Dated 5/17, 19 95 
LEITH ARDEN HOOKER

State of Nevada)
County of Douglas) SS

On this 17th day of May, in the year 19 95, before me, the undersigned, a Notary Public, personally appeared **LEITH ARDEN HOOKER**, personally known to me (or proved to me on the basis of satisfactory evidence), to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


NOTARY PUBLIC, State of Nevada



363340 BK0695PG0197

DOUGLAS COUNTY

EXHIBIT "A" (LEGAL DESCRIPTION)

Lot 7, Block A, as shown on the Map of Beneteau Subdivision filed in the office of the Douglas County Recorder, State of Nevada on October 21, 1980 in Book 1080, Page 1733, Document No. 49919.

Commonly known as: 1639 Carval Court, Minden, NV 89423
APN: 25-560-07

EXCEPTING THEREFROM a LIFE ESTATE in the above described property TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof TO HAVE AND TO HOLD the said premises, together with the appurtenances, for as long as she continues to reside therein, as reserved unto DOROTHY A. FORDHAM, in that certain Quitclaim Deed dated January 23, 1995 and recorded January 23, 1995 as as Instrument Number 354780, in Book 195, Page 2888 of Official Records in the office of the County Recorder of Douglas County, State of Nevada.

END OF EXHIBIT "A" (LEGAL DESCRIPTION)

REQUESTED BY
Linda Slater
IN OFFICE OF RECORDS OF
DOUGLAS COUNTY, NEVADA

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BK- 0807
PG- 8318

363340

'95 JUN -2 AM 10:04

LINDA SLATER
RECORDER