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Assessors Parcel No. 1320-32-813-016

When recorded mail to:
Evan Beavers & Associates, P.C.
1625 Highway 395, Suite 304
Minden, Nevada 89423

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0609 PG- 8342 RPTT: 0.00



Mail tax statements to:
Lenore J. Bergevin
1459 Douglas Avenue
Gardnerville, Nevada 89410

AFFIDAVIT REGARDING TITLE TO REAL PROPERTY

STATE OF NEVADA)
)ss.
COUNTY OF DOUGLAS)

LENORE J. BERGEVIN does hereby swear under penalty of perjury that the assertions of this affidavit are true, and declares the following:

1. Affiant is over the age of 21 years and competent to be a witness as to the matters hereinafter stated;
2. Affiant submits this affidavit into the record to cure perceived defects in the title to her residence at 1459 Douglas Avenue, Gardnerville, Nevada, being certain real property situate in Douglas County, Nevada, more particularly described as follows

Lot 5 of Block A of HAWKINS ADDITION TO GARDNERVILLE as shown on the official map thereof filed in the office of the County Recorder of Douglas County, State of Nevada, with all the water, water rights, ditch and ditch rights thereunto appertaining.

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3. I was married to Theodore Henry Bergevin and we owned the property described above as our residence for many years;

4. My husband and I executed a deed dated August 25, 1994, conveying our residence to one of our daughters, Donna J. Bergevin Steele, but reserving to ourselves a life estate in the property so we could continue to live in our home throughout our lives;

5. That Grant Deed dated August 25, 1994, was recorded September 8, 1994, as document # 345683, at Book 994, Page 1145, of the Official Records of Douglas County, Nevada;

6. We conveyed title to our daughter Donna J. Bergevin Steele in 1994 intending to gift to her as her sole and separate property the title to our property as part of our estate plan at the time prepared by our attorney, Herman G. Herbig, Esq.;

7. On March 24, 1998, my husband, Theodore Henry Bergevin, died and by order of the Ninth Judicial District Court of the state of Nevada, in and for the County of Douglas, in case No. 97-PB-0104, filed June 29, 1998, all of the estate of my deceased husband Theodore Henry Bergevin was assigned and set aside to me as his surviving spouse;

8. By deed dated May 1, 2001, my daughter Donna J. Bergevin Steele conveyed her interest in my home to me and all of my daughters, including Donna;

9. That Grant, Bargain and Sale Deed dated May 1, 2001, was recorded May 21, 2001, as document # 0514481, at Book 501, Page 5605 of the Official Records of Douglas County, Nevada;

10. In that deed of May 1, 2001, it was my intention to receive title as a single woman and for my daughters to each receive an interest in my property as sole and separate property, even though each of my daughters at the time were married, and we each were to receive title as joint tenants so that in the event of the death of any of us the title would remain in those of us who survived;

11. On October 22, 2005, my daughter Donna J. Bergevin Steele died in Scotland and at the date of her death she was married to Archibald Steele;

12. By affidavit dated April 19, 2006, recorded by my daughter Marcia Bernard, the portion of title claimed by Donna J. Steele, deceased, was claimed by me and my surviving daughters, Marcia A. Bernard and Linda L. Curtis, as surviving joint tenants;


13. That Affidavit of Surviving Joint Tenant Terminating Joint Tenancy was recorded October 5, 2006, as document # 0685793, at Book 1006, Page 1450, of the Official Records of Douglas County, Nevada;

14. The deed of August 25, 1994, was intended by my husband and I to gift to our daughter Donna J. Bergevin Steele an interest in our real property and we intended that gift to be to Donna as her sole and separate property and not as community property to be shared with her husband Archibald Steele, and I intended at the time that the interest granted to Donna would be contingent upon Donna surviving my husband and I so that in the event we died before Donna title to the property would vest solely with Donna;

15. I believe the interest in our property created by my husband and I in that deed of August 25, 1994, to our daughter Donna was extinguished in October 2005 when Donna died;

16. I believe it was the intent of my husband, and me, and Donna, and my daughters Marcia and Linda, that upon my husband's death and upon Donna's death title to my property is vested absolutely in Lenore J. Bergevin, Marcia A. Bernard and Linda L. Curtis, all as joint tenants.

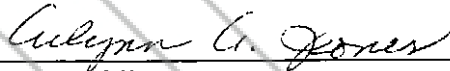
FURTHER AFFIANT SAYETH NAUGHT



Lenore J. Bergevin

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On June 24, 2009, before me, a notary public, personally appeared LENORE J. BERGEVIN, personally known (or proved) to me to be the person whose name is subscribed to the above instrument and who acknowledged that she executed the instrument.



Notary Public

