

APN # 1420-06-401-019

Escrow # 00193452 --CC2

Recording Requested By:  
First Centennial Title Company  
1450 Ridgeview Dr. #100  
Reno, NV 89509

When Recorded Return to:  
First Centennial Title Company  
1450 Ridgeview Dr. #100  
Reno, NV 89509

DOC # 808689  
09/06/2012 02:47PM Deputy: GB  
**OFFICIAL RECORD**  
Requested By:  
First Centennial - Reno  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 27 Fee: \$40.00  
BK-912 PG-1030 RPTT: 0.00



SPACE ABOVE FOR RECORDERS USE


**Order Granting Ex-Parte Motion for Order Appointing Special  
Administrator**  
(Title of Document)

**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-**

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: NRS 440.380 (state specific law).

  
SIGNATURE

Title Officer  
TITLE

Kathy Pavlik  
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)

SPACE BELOW FOR RECORDER



1 Case No. 12PBT 00045 1B

2 Dept. No. II

REC'D & FILED  
2012 JUL 17 AM 10:23  
ALAN GLOVER  
BY \_\_\_\_\_  
DEPUTY CLERK

3  
4  
5  
6 **IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**  
7 **IN AND FOR CARSON CITY**

8 \*\*\*

9 In the Matter of the Estate of ) **ORDER GRANTING EX-PARTE MOTION**  
10 ) **FOR ORDER APPOINTING SPECIAL**  
11 JOSEPHINE MODESTA VARNER, ) **ADMINISTRATOR**  
12 )  
Deceased. )

13 The Court has reviewed the Petitioner's Ex-Parte Motion for the Appointment  
14 of a Special Administrator and has found good cause appearing for the issuance of same.

15 **IT IS HEREBY ORDERED:**

- 16 1. That SARAH MCCLENDON be appointed Special Administrator of the  
17 above-named estate;  
18 2. That Special Administrator is to serve without bond;  
19 3. That Special Administrator be granted authority to execute a Deed(s) in  
20 Lieu of Foreclosure, as described in *Exhibit "A"* to Petitioner's Verified  
21 Ex- Parte Motion for Order Appointing Special Administrator in  
22 consideration of release of liability from secured creditor to Special  
23 Administrator and/or any other party holding an interest in said property.

24 **IT IS SO ORDERED**

25 **DATED AND DONE** this 17 day of July, 2012

26  
27  
28   
DISTRICT JUDGE

LAW OFFICES OF EDWARD BERNARD  
1203 No. NEVADA STREET  
CARSON CITY, NEVADA 89703  
TELEPHONE No. 775.885.1600 FACSIMILE No. 775.885.1735



1 Case No. *12 PBT000451B*  
2 Dept. No. *II*

REC'D & FILED  
2012 JUL -6 PM 4:30  
ALAN GLOVER  
BY ~~C. GRIBBLE~~ CLERK

3  
4  
5  
6 **IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**  
7 **IN AND FOR CARSON CITY**

8 \*\*\*

9 In the Matter of the Estate of )  
10 JOSEPHINE MODESTA VARNER, ) **VERIFIED**  
11 Deceased. ) **PETITION FOR PROBATE OF WILL,**  
12 ) **SUMMARY ADMINISTRATION, AND**  
13 ) **ISSUANCE OF LETTERS**

LAW OFFICES OF EDWARD BERNARD  
1203 NO. NEVADA STREET  
CARSON CITY, NEVADA 89703  
TELEPHONE NO. 775.885.1600 FACSIMILE NO. 775.885.1735

13 COMES NOW, SARAH MCCLENDON (hereinafter "Petitioner"), by and  
14 through counsel, Edward Bernard, Attorney at Law of the Law Offices of Edward Bernard,  
15 and respectfully represents to the Court as follows:

- 16 1. That CARROL GEORGE VARNER died on or about May 18, 2011 in  
17 Douglas County Nevada; a certified copy of said Death Certificate is attached hereto as  
18 *Exhibit "A"*;
- 19 2. That CARROL GEORGE VARNER left sixteen (16) parcels of real  
20 property located in Carson City, Nevada, and one (1) parcel in Douglas County Nevada, all  
21 in joint tenancy with JOSEPHINE MODESTA VARNER;
- 22 3. That JOSEPHINE MODESTA VARNER (hereinafter "Decedent") died on  
23 or about the 28<sup>th</sup> day of March, 2012, in Carson City, State of Nevada , and was at the  
24 time of her death a resident of the State of Nevada; a copy of said death certificate is  
25 attached hereto as *Exhibit "B"*;
- 26 4. That attached hereto as *Exhibit "C"* is a copy of the Last Will and  
27 Testament (Pour Over Will) of JOSEPHINE MODESTA VARNER which Petitioner  
28 alleges to be the Last Will of said Decedent; a copy of which was heretofore deposited



1 with the First Judicial District Court. Said will should now be admitted to probate as the  
2 Last Will and Testament of Decedent;

3 5. That at the time said Will was executed, the said Testatrix was over  
4 the age of twenty-one (21) years, was of sound and disposing mind, and not acting under  
5 duress, menace, fraud or undue influence, and was in every respect competent, by Last  
6 Will to dispose of all of her estate;

7 6. That said Will was executed in the presence of Chris A. Schaefer  
8 and Monica Mattar, residents of the State of California, and said Will was signed in the  
9 presence of said witnesses and in the presence of each other, and at the time the Testatrix  
10 subscribed said instrument, she declared that it was her Last Will and Testament, and said  
11 witnesses thereto at the request of the Testatrix, and said Will is in all respects valid;

12 7. That SARAH MCCLENDON, was named in said Last Will and  
13 Testament as Executor thereof to serve without bond, and that the Petitioner herein has  
14 never been convicted of a felony, and by this Petition is competent and capable of  
15 administering the estate, and by this petition consents to act in such capacity;

16 8. The names and residence of the heirs, next of kin, legatees, and  
17 devisees of Decedent, so far as known to Petitioner are:

<u>NAME</u>	<u>RELATIONSHIP</u>
18 19 1. Michael Paul Dailey Pickens 20 6852 Dorchester Drive 21 Sparks, NV 89436	Son
22 2. Cynthia Jo Pickens 23 4648 American River Drive 24 Sacramento, CA 95864	Daughter

25 9. That the character and nature of the real property of the Estate is real  
26 property and is estimated at a value of less than TWO HUNDRED THOUSAND  
27 DOLLARS (\$200,000), after deducting encumbrances and that a complete list and  
28 inventory of said assets will be filed with the Court at a later date;

29 10. There are liens and encumbrances of record against a number of  
30 Decedent's interest in said properties. At the date of Decedent's death so far as is known



1 to Petitioner; and that there are no unsecured debts of the Decedent known to Petitioner, at  
2 the time of the filing of this petition

3 11. That no bond is required pursuant to the will of the decedent.

4 12. That the name of the person whom Letters Testamentary are prayed for is  
5 SARAH MCCLENDON.

6 **WHEREFORE**, Petitioner prays as follows:

7 1. That said Will be admitted to probate as the Last Will and  
8 Testament of the Decedent;

9 2. For an order of the court confirming that the net value of the estate  
10 does not exceed the sum of TWO HUNDRED THOUSAND  
11 DOLLARS (\$200,000);

12 3. That SARAH MCCLENDON be appointed to act as Executor of  
13 said Estate, and that Letters Testamentary be issued to Petitioner;

14 4. That all regular proceedings and notice be dispensed with, except  
15 for notice as required by NRS 145.030 and notice of application of  
16 attorney's fees;

17 5. That a time be appointed for proving said Will; and that all  
18 interested persons be duly notified to appear at the time appointed  
19 for proving same;

20 6. That executor shall serve without bond;

21 ...

22 ...

23 ...

24 ...

25 ...

26 ...

27 ...


28



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

7. For such other and further relief as the Court deems just and proper  
in the presences.

Dated this 10<sup>th</sup> day of July, 2012.

  
**EDWARD BERNARD, ATTORNEY AT LAW**  
Nevada Bar Number 2113  
**LAW OFFICES OF EDWARD BERNARD**  
1203 North Nevada Street  
Carson City, Nevada 89703  
Telephone (775) 885-1600  
Facsimile (775) 885-1735  
*Attorney for Petitioner, SARAH MCCLENDON*



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

VERIFICATION

STATE OF NEVADA )  
  :SS  
CARSON CITY )

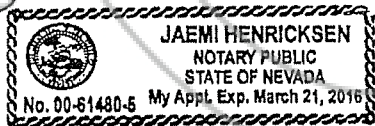
SARAH PICKENS MCCLENDON, being first duly sworn, deposes and says: That he is the Petitioner in the above-entitled matter; that he has read the PETITION FOR PROBATE OF WILL, SUMMARY ADMINISTRATION AND ISSUANCE OF LETTERS and knows the contents thereof; that the same is true of her own knowledge except as to those matters therein contained upon information and belief, and as to those matters, she believes them to be true and correct.

Dated this 10<sup>th</sup> day of July, 2012.

Sarah Pickens McCleendon  
SARAH PICKENS MCCLENDON

SUBSCRIBED and SWORN to before me this 10<sup>th</sup> day of July, 2012.

Jaemi Henricksen  
NOTARY PUBLIC in and for said county and state.







1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**CERTIFICATE OF SERVICES**

I hereby certify that I am an employee of the **LAW OFFICES OF EDWARD BERNARD** and that on the 6<sup>th</sup> day of July, 2012, I served a true and correct copy of the preceding document entitled **VERIFIED PETITION FOR PROBATE OF WILL, SUMMARY ADMINISTRATION AND ISSUANCE OF LETTERS**, addressed to the following:

Sarah McClendon  
45 Maple Hill Drive  
San Rafael, CA 94903

Michael Paul Dailey Pickens  
6852 Dorchester Drive  
Sparks, NV 89436

Cynthia Jo Pickens  
4648 American River Drive  
Sacramento, CA 95864

Medicaid Estate Recovery  
1050 East William Street, Suite 435  
Carson City, NV 89701

- BY U.S. MAIL:** I deposited for mailing in the United States mail, with postage fully prepaid, an envelope containing the above-identified document at Carson City, Nevada, in the ordinary course of business.
- BY FACSIMILE**
- BY PERSONAL SERVICE:** I personally delivered the above-identified document by hand delivery to the offices of the address named above.
- BY MESSENGER SERVICE:** I delivered the above-identified document to Reno Carson Messenger Service for delivery to the offices of the addressee.

  
JAEMI HENRICKSEN





1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
IN AND FOR CARSON CITY**

**AFFIRMATION**

**Pursuant to NRS 239b.030**

The undersigned does hereby affirm that the preceding document entitled **VERIFIED**  
**PETITION FOR PROBATE OF WILL, SUMMARY ADMINISTRATION AND**  
**ISSUANCE OF LETTERS**

\_\_\_ Document does not contain the social security number of any person;

**-OR-**

Document contains the social security number of a person as required by:

\_\_\_ A specific state or federal law, to wit:

NRS 40.525(5) Death Certificate

(State specific state or federal law)

**-or-**

\_\_\_ For the administration of a public program;

**-or-**

\_\_\_ For an application for a federal or state grant program;

**-or-**

\_\_\_ Confidential Family Court Information Sheet

(NRS 125.130, NRS 125.230 and NRS 125B.055)

Dated this 6<sup>th</sup> day of July, 2012.

**LAW OFFICES OF EDWARD BERNARD  
1203 NORTH NEVADA STREET  
CARSON CITY, NEVADA 89703**

By: Jaemi Henricksen  
Jaemi Henricksen



COPY

***EXHIBIT "A"***

**STATE OF NEVADA**  
**CERTIFICATION OF VITAL RECORD**

**DEPARTMENT OF HEALTH AND HUMAN SERVICES**  
**DIVISION OF HEALTH**  
**VITAL STATISTICS**

**CERTIFICATE OF DEATH**

2011007809

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,MIDDLE,LAST,SUFFIX) <b>Carrol George VARNER</b>		2. DATE OF DEATH (Mo/Day/Year) <b>May 18, 2011</b>		3a. COUNTY OF DEATH <b>Douglas</b>	
3b. CITY, TOWN, OR LOCATION OF DEATH <b>Carson City</b>		3c. HOSPITAL OR OTHER INSTITUTION -Name(If not either, give street and number) <b>3452 Bernese Court</b>		3e. If Hosp. or Inst. indicate DOA,OP/Emer Rm. Inpatient(Specify) <b>Home</b>	
4. SEX <b>Male</b>		7a. AGE-Last birthday (Years) <b>72</b>		8. DATE OF BIRTH (Mo/Day/Yr) <b>July 11, 1938</b>	
5. RACE <b>White</b> (Specify)		6. Hispanic Origin? Specify <b>No - Non-Hispanic</b>		7b. UNDER 1 YEAR <b>MOS</b>	
9a. STATE OF BIRTH (If not U.S.A., name country) <b>Utah</b>		9b. CITIZEN OF WHAT COUNTRY <b>United States</b>		10. EDUCATION <b>16</b>	
11. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) <b>Married</b>		12. SURVIVING SPOUSE (if wife, give maiden name) <b>Josephine PICKENS</b>		13. SOCIAL SECURITY NUMBER <b>1244</b>	
14a. USUAL OCCUPATION (Give Kind of Work Done During Most of Working Life, Even If Retired) <b>Owner</b>		14b. KIND OF BUSINESS OR INDUSTRY <b>Wholesale Plumbing &amp; Heating</b>		15a. INSIDE CITY LIMITS (Specify Yes or No) <b>No</b>	
15a. RESIDENCE - STATE <b>Nevada</b>		15b. COUNTY <b>Douglas</b>		15c. CITY, TOWN OR LOCATION <b>Carson City</b>	
15d. STREET AND NUMBER <b>3452 Bernese Court</b>		16. FATHER/PARENT - NAME (First Middle Last Suffix) <b>Carrol T VARNER</b>		17. MOTHER/PARENT - NAME (First Middle Last Suffix) <b>Martina HUBERT</b>	
18a. INFORMANT- NAME (Type or Print) <b>Josephine VARNER</b>		18b. MAILING ADDRESS (Street or R.F.D. No, City or Town, State, Zip) <b>3452 Bernese Court Carson City, Nevada 89705</b>			
19a. BURIAL, CREMATION, REMOVAL, OTHER (Specify) <b>Burial</b>		19b. CEMETERY OR CREMATORY - NAME <b>Genoa Cemetery</b>		19c. LOCATION City or Town State <b>Genoa Nevada</b>	
20a. FUNERAL DIRECTOR - SIGNATURE (Or Person Acting as Such) <b>JOHN LAWRENCE</b> <i>SIGNATURE AUTHENTICATED</i>		20b. FUNERAL DIRECTOR LICENSE <b>304R</b>		20c. NAME AND ADDRESS OF FACILITY <b>Autumn Funerals &amp; Cremations</b> <b>1575 N Lompa Ln Carson City NV 89701</b>	
21a. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature & Title) <i>SIGNATURE AUTHENTICATED</i> <b>JOHN PAUL KELLY M.D.</b>					
21b. DATE SIGNED (Mo/Day/Yr) <b>May 19, 2011</b>		21c. HOUR OF DEATH <b>21:55</b>		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)	
21d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)		22b. DATE SIGNED (Mo/Day/Yr)		22c. HOUR OF DEATH	
23a. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, ATTENDING PHYSICIAN, MEDICAL EXAMINER, OR CORONER) (Type or Print) <b>John Paul Kelly M.D. 1535 Medical Parkway Carson City, NV 89706</b>		23b. LICENSE NUMBER <b>6376</b>		22d. PRONOUNCED DEAD (Mo/Day/Yr)	
24a. REGISTRAR (Signature) <b>JENELLE ENGLISH</b> <i>SIGNATURE AUTHENTICATED</i>		24b. DATE RECEIVED BY REGISTRAR (Mo/Day/Yr) <b>May 23, 2011</b>		24c. DEATH DUE TO COMMUNICABLE DISEASE <b>YES</b> <input type="checkbox"/> <b>NO</b> <input checked="" type="checkbox"/>	
25. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c).) PART I (a) <b>Colon Cancer</b> DUE TO, OR AS A CONSEQUENCE OF: (b) _____ DUE TO, OR AS A CONSEQUENCE OF: (c) _____ DUE TO, OR AS A CONSEQUENCE OF: (d) _____				Interval between onset and death <b>6 Years</b> Interval between onset and death Interval between onset and death 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.				26. AUTOPSY (Specify Yes or No) <b>No</b>	
27. WAS CASE REFERRED TO CORONER (Specify Yes or No) <b>Yes</b>		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, farm, street, factory, office building, etc. (Specify)		28g. LOCATION		STREET OR R.F.D. No. CITY OR TOWN STATE	

STATE REGISTRAR



BK 912  
PG-1040

808689 Page: 11 of 27 09/06/2012

VRS-Rev-20110104

**CERTIFIED COPY OF VITAL RECORDS**

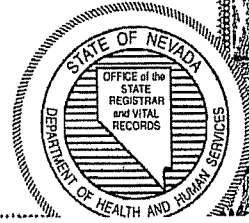
This is a true and exact reproduction of the document officially registered and placed on file in the office of the State Registrar and Vital Records.

DATE ISSUED:

05/24/2011

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

*R. STATE REGISTRAR*  
**SIGNATURE AUTHENTICATED**





COPY

***EXHIBIT "B"***



STATE OF NEVADA

CERTIFICATION OF VITAL RECORD

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

2012005147  
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 AVE RISE TO IMMEDIATE CAUSE -> STATING THE UNDERLYING CAUSE LAST

1a. DECEASED-NAME (FIRST,MIDDLE,LAST,SUFFIX) <b>Josephine Modesta VARNER</b>		2. DATE OF DEATH (Mo/Day/Year) <b>March 28, 2012</b>		3a. COUNTY OF DEATH <b>Carson City</b>	
3b. CITY, TOWN, OR LOCATION OF DEATH <b>Carson City</b>		3c. HOSPITAL OR OTHER INSTITUTION -Name(if not either, give street and number) <b>Carson Tahoe Regional Medical Center</b>		3e. If Hosp. or Inst. Indicate DOA,OP/Emer. Rm. Inpatient(Specify) <b>Inpatient</b>	
4. SEX <b>Female</b>		5. RACE <b>White</b>		6. Hispanic Origin? Specify No - Non-Hispanic	
7a. AGE-Last birthday (Years) <b>73</b>		7b. UNDER 1 YEAR MOS   DAYS		7c. UNDER 1 DAY HOURS   MINS	
8. DATE OF BIRTH (Mo/Day/Yr) <b>September 18, 1938</b>		9a. STATE OF BIRTH (If not U.S.A., name country) <b>California</b>		9b. CITIZEN OF WHAT COUNTRY <b>United States</b>	
10. EDUCATION <b>14</b>		11. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) <b>Widowed</b>		12. SURVIVING SPOUSE (if wife, give maiden name)	
13. SOCIAL SECURITY NUMBER <b>7237</b>		14a. USUAL OCCUPATION (Give Kind of Work Done During Most of Working Life, Even if Retired) <b>Owner / Operator</b>		14b. KIND OF BUSINESS OR INDUSTRY <b>Marin Gas Company</b>	
15a. RESIDENCE - STATE <b>Nevada</b>		15b. COUNTY <b>Douglas</b>		15c. CITY, TOWN OR LOCATION <b>Carson City</b>	
15d. STREET AND NUMBER <b>3452 Bernese Court</b>		15e. INSIDE CITY LIMITS (Specify Yes or No) <b>No</b>		15f. Ever in US Armed Forces? <b>No</b>	
16. FATHER/PARENT - NAME (First Middle Last Suffix) <b>Ignacio Paul CHAVEZ</b>			17. MOTHER/PARENT - NAME (First Middle Last Suffix) <b>Carmen J GRACIA</b>		
18a. INFORMANT - NAME (Type or Print) <b>Cindy PICKENS</b>			18b. MAILING ADDRESS (Street or R.F.D. No, City or Town, State, Zip) <b>4648 American River Drive Sacramento, California 95864</b>		
19a. BURIAL, CREMATION, REMOVAL, OTHER (Specify) <b>Burial</b>		19b. CEMETERY OR CREMATORY - NAME <b>Mottsville Cemetery</b>		19c. LOCATION City or Town State <b>Mottsville Nevada</b>	
20a. FUNERAL DIRECTOR - SIGNATURE (Or Person Acting as Such) <b>JOHN LAWRENCE</b> <i>SIGNATURE AUTHENTICATED</i>		20b. FUNERAL DIRECTOR LICENSE <b>304R</b>		20c. NAME AND ADDRESS OF FACILITY <b>Autumn Funerals &amp; Creations 1575 N Lompa Ln Carson City NV 89701</b>	
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) <b>VIJAY MAIYA</b> <i>SIGNATURE AUTHENTICATED</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) stated. (Signature & Title)		
21b. DATE SIGNED (Mo/Day/Yr) <b>April 04, 2012</b>		21c. HOUR OF DEATH <b>22:45</b>		22b. DATE SIGNED (Mo/Day/Yr)	
21d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)		22d. PRONOUNCED DEAD (Mo/Day/Yr)		22c. HOUR OF DEATH	
22e. PRONOUNCED DEAD AT (Hour)		23a. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, ATTENDING PHYSICIAN, MEDICAL EXAMINER, OR CORONER) (Type or Print) <b>Dr. Vijay Maiya 1600 Medical Parkway Carson City, NV 89703</b>			
23b. LICENSE NUMBER <b>11909</b>				24a. REGISTRAR (Signature) <b>MICHELE L YOUNG</b> <i>SIGNATURE AUTHENTICATED</i>	
24b. DATE RECEIVED BY REGISTRAR (Mo/Day/Yr) <b>April 04, 2012</b>		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 I				Interval between onset and death	
(a) <b>Cardiopulmonary Arrest</b>				Interval between onset and death	
(b) <b>Aspiration Pneumonia, Sepsis</b>				Interval between onset and death	
(c) <b>Breast Cellulitis, Dysphagia</b>				Interval between onset and death	
(d) <b>Inclusion Body Myositis, Polymyositis</b>				Interval between onset and death	
PART II OTHER SIGNIFICANT CONDITIONS-Conditions contributing to death but not resulting in the underlying cause given in Part 1.				26. AUTOPSY (Specify Yes or No) <b>No</b>	
27. WAS CASE REFERRED TO CORONER (Specify Yes or No) <b>Yes</b>		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, farm, street, factory, office building, etc. (Specify)		28g. LOCATION STREET OR R.F.D. No. CITY OR TOWN STATE	

STATE REGISTRAR



808689 Page: 13 of 27 09/06/2012

BK 912  
PG-1042

VRS-Roy-20110104

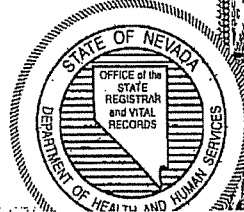
CERTIFIED COPY OF VITAL RECORDS

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: 04/04/2012

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

*R. D. White*  
STATE REGISTRAR  
*SIGNATURE AUTHENTICATED*



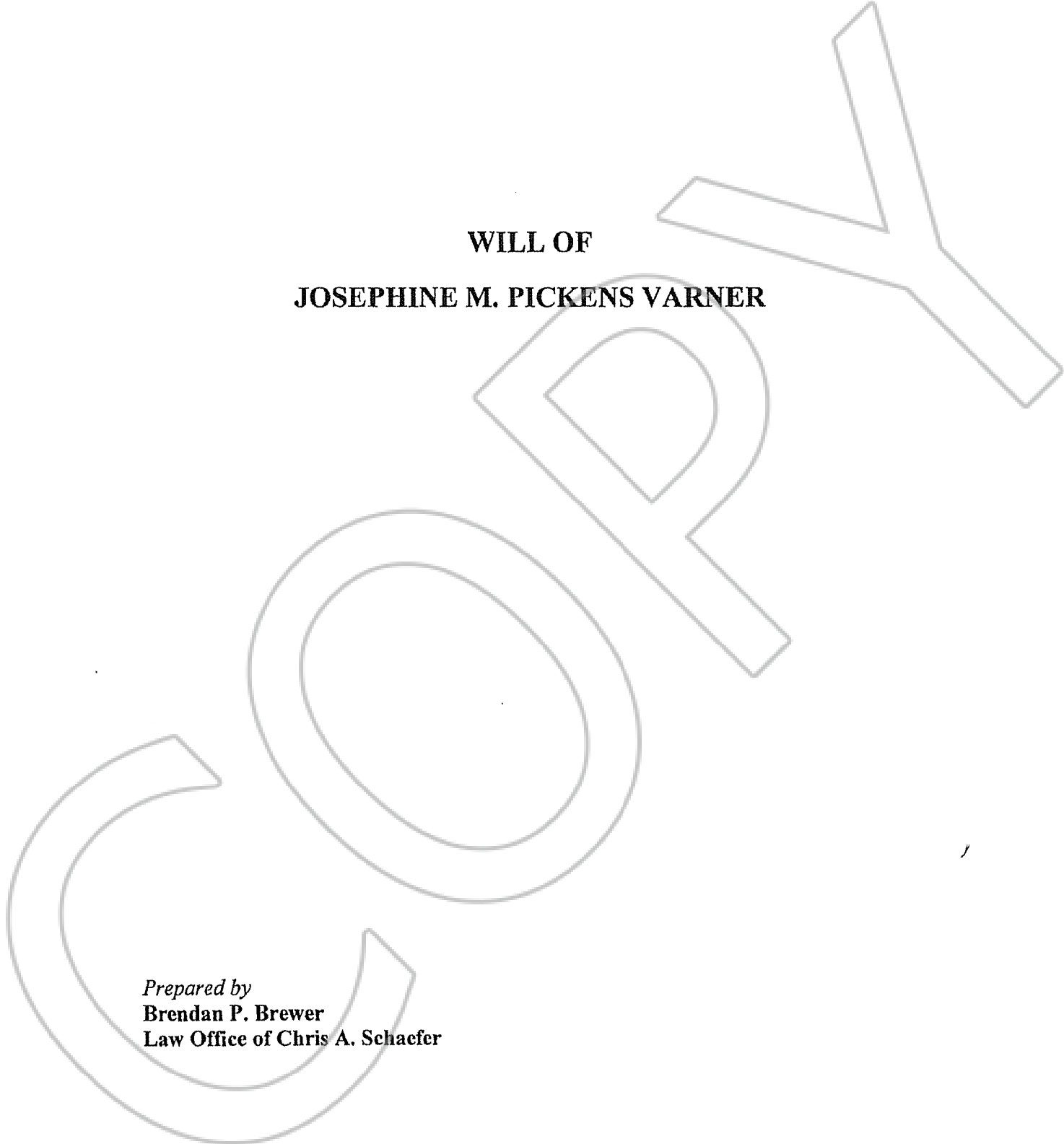


COPY

***EXHIBIT "C"***



**WILL OF**  
**JOSEPHINE M. PICKENS VARNER**



*Prepared by*  
**Brendan P. Brewer**  
**Law Office of Chris A. Schaefer**





**WILL OF**

**JOSEPHINE M. PICKENS VARNER**

I, Josephine M. Pickens Varner, a resident of Douglas County, California, declare this document to be my Will. I revoke all my prior Wills and Codicils.

**ARTICLE 1  
DECLARATIONS**

**1.1 Personal Information.** I am married to Carrol Varner ("my husband"). I have two (2) children, namely, Michael Paul Dailey Pickens, born November 23, 1958 and Cynthia Jo Pickens, born February 16, 1965. I have one (1) deceased child, Stephen Wayne Pickens, leaving no issue who survived him. I have no other living or deceased children.

**1.2 Property Information.** Under this Will I intend to provide for the disposition of all the property, wherever located, I own at my death, including my separate property and my share of all community property, if any, held with my husband.

**1.3 Exercise of Power of Appointment.** I expressly declare that I do not intend to exercise any power of appointment I may hold at my death. Nothing contained in this Will shall constitute an exercise of any power of appointment, in whole or in any part.

**1.4 Revocable Living Trust.** On September 29, 2003, I, as Trustor, executed a Declaration of Trust establishing the Josephine M. Pickens Varner Living Trust (the "Trust"). The Trust is a revocable inter vivos trust (commonly referred to as a "living trust"). I have appointed myself as the initial trustee of the Trust.

**ARTICLE 2  
EXECUTOR**

**2.1 Executor.** I nominate my husband, Carrol Varner, to serve as the Executor of my estate. If my husband is or becomes unable or unwilling to serve as my Executor, I nominate Sara McClendon to serve as Executor of my estate. Subject to the foregoing nominations, I confer upon my husband and Sara McClendon, in the order nominated to serve, the power to designate successor Executors of my estate under California Probate Code §8422.

**2.2 No Bond.** My Executor shall serve without bond, whether serving jointly or alone and whether or not named in this Will.



**ARTICLE 3  
DISPOSITION OF CERTAIN PROPERTY**

**3.1 Disposition.** All my interest in my tangible personal property, together with any insurance on such property, shall pass as part of the residue of my estate.

**3.2 Family Allowance.** If, and to the extent, a family allowance is paid from my estate to persons designated by the California Probate Code, the payment of such family allowance shall first be a charge against income, and then a charge against the principal of my estate or the trust estate. Further, the payment of such family allowance shall be a specific charge against the property ultimately passing to the beneficiary of such family allowance (or against any trust created for his or her benefit) prior to being charged against the interest of any other beneficiaries of my estate or the trust estate.

**3.3 Nonprobate Transfers.** I hereby revoke any consent I have given at any time to a nonprobate transfer with respect to any community property interest I may have in any annuity policy or qualified or non-qualified employee benefit or retirement plan (including any individual retirement account or arrangement) in which my husband is the annuitant or participant. I hereby give to my husband all of my rights and interests in any and all such policies or plans.

**ARTICLE 4  
DISPOSITION OF RESIDUARY ESTATE**

**4.1 Disposition to the Trust.** I give all my interest in the residue of my estate, including all my intangible property and tangible personal property and my interest in my residences, to the Trustee of the Trust, to be held in trust. All property passing to the Trustee of the Trust shall immediately be added to and merged with and into the Trust to the same effect as if the property were an asset of the Trust at my death. All property added to the Trust shall be held, administered, allocated, and distributed according to its terms, including any amendments made to the Trust during my lifetime.

**4.2 Incorporation of the Trust.** If the Trust is not in existence at my death, or if the gift of the residue of my estate to the Trust cannot be given effect for some other reason, I incorporate into this Will at this place, as though it were set forth here verbatim, the Declaration of Trust for the Trust as it exists at the time I execute this Will. Further, I ratify, confirm, and republish that Declaration of Trust to be included in my Will for the disposition of my estate, and give the residue of my estate to the Trustee of the Trust, to be held in trust according to its terms.

**4.3 Amendment of Trust.** The Declaration of Trust may be amended. It is my intention that each reference in this Will to the Declaration of Trust shall include any amendments to the Declaration of Trust made after the execution of this Will.



**ARTICLE 5  
PAYMENT OF DEBTS AND TAXES**

**5.1 Payment of Debts.** Subject to the limitations imposed by applicable law, I authorize my Executor to pay from the assets of my probate estate, in the manner and at the time he or she determines, any and all of my unsecured debts (including unpaid tax liabilities arising prior to my death), expenses of my last illness, funeral claims, expenses of estate administration, and any other proper expenses of my estate.

**5.2 Payment of Estate Taxes.** All Estate taxes that may, by reason of my death, be attributed to (1) any property included in my probate estate or (2) any property passing without probate administration shall be prorated and apportioned among and charged to or recovered from the property or the persons interested in or receiving the property, as provided in the Trust.

**5.3 Collection of Monies to Pay Taxes.** As to property included in my federal taxable estate, but not in my probate estate or in the possession or control of my Executor, I authorize my Executor to collect and recover the amount of Estate taxes owed by reason of all such property from the persons possessing or receiving such property, which persons shall be charged with and bear such taxes, as provided in the Trust. My Executor is authorized to petition the probate court for an order prorating Estate taxes or GST taxes, pursuant to Probate Code §20120 and §20220.

**ARTICLE 6  
POWERS OF EXECUTOR**

The Executor of my estate, whether or not the person named in my Will to be my Executor, shall have all of the powers and authority granted to him or her by law (including the powers set forth in Probate Code §§16220 through 16249) and under the provisions of this Will (including the powers described below), to be exercised in his or her sole and absolute discretion, subject only to his or her giving such notices and obtaining such court confirmation or approval as is required by law. All my Executor's decisions made in good faith to take or not to take actions authorized by this Will or by law shall be binding and conclusive on all interested persons.

**6.1 Independent Administration.** My Executor may administer my estate under the California Independent Administration of Estates Act without court supervision.

**6.2 Collecting and Holding Property.** My Executor may, at the risk of my estate, collect, hold, and retain the property I own at my death until, in his or her judgment, the disposition or distribution of the property should be made. The property may be retained even though it includes property in which an Executor is personally interested. The Executor shall have no duty to dispose of any part of the estate property owned by me at my death that would not be a proper investment for the Executor to make. My Executor may, without liability, continue to hold that property.



**6.3 Participating in Business.** My Executor may continue or participate in the operation of any business or other enterprise that I may own at my death for as long as my Executor deems advisable, and to effect incorporation, dissolution, or other change in the form of the organization of the business or enterprise. The profits and losses from any business or other enterprise shall be chargeable to and borne by my estate and not by my Executor. My Executor shall not be personally liable for business losses, absent his or her own personal breaches of trust committed intentionally, with gross negligence, in bad faith, or with reckless indifference to the interests of the beneficiaries. An Executor, as an individual, may be or continue to be a shareholder, director, officer, employee, or partner of any business or enterprise in which my estate holds any interest.

**6.4 Dealing with Trust.** My Executor may sell assets of my probate estate to the Trust, and borrow money from the Trust on such terms as my Executor and the Trustee may agree, without any liability for loss resulting to my estate or the Trust by reason of such purchases or loans.

**6.5 Investing Estate Property.** My Executor may invest and reinvest any and all of the assets of my estate, during the probate of my estate, to the extent permitted by law, in such investments as are authorized by the Probate Code. My Executor shall have the same rights and powers of investment as described for the Trustee in the Article entitled "THE POWERS OF THE TRUSTEE" in the Trust. My Executor may invest and reinvest estate property in any kind of property, whether real, personal, or mixed, including (1) real property (including leaseholds; royalty interests; interests in mines, oil and gas wells, timberlands, and other wasting assets); (2) intangible personal property (including common and preferred stock and other securities (on margin or otherwise); investment company shares, mutual funds, index funds, common trust funds, and other collective investment vehicles; interests in partnerships; commodities; obligations of corporations or unincorporated associations; and patents, copyrights, trademarks, and other such intangible rights); and (3) tangible personal property (including precious metals, works of art, and other collectibles). My Executor shall not be liable for any failure by him or her to exercise these investment powers.

**6.6 Managing Estate Property.** My Executor may manage, control, divide, develop, improve, exchange, partition, change the character of, or abandon estate property or any interest in estate property. He or she may acquire, sell, dispose of, exchange, or otherwise transfer any estate property, or any interest in estate property, for cash or on credit, at public or private sale, with or without notice, and for the prices and upon the terms as my Executor determines, subject to such notices of action and court confirmation as may be required by law. He or she also may enter into a lease for any purpose as lessor or lessee with or without the option to purchase or renew and for a term within or extending beyond the administration of my estate. My Executor may insure estate property against damage or loss and insure himself or herself against liability with respect to third persons.

**6.7 Borrowing Money and Encumbering Estate Property.** With the prior approval of the court, my Executor may borrow money for the benefit of my estate to be



repaid from estate property. He or she may also encumber, mortgage, or pledge estate property for a term within or extending beyond the term of the administration of my estate in connection with the exercise of any power vested in the Executor.

**6.8 Paying and Allocating Expenses of Administration.** My Executor may pay taxes, assessments, reasonable compensation of the employees and agents of the estate, and other expenses incurred in the collection, care, management, administration, and protection of the estate. In allocating the payment of expenses and taxes, my Executor shall have the power to determine which expenses and taxes are chargeable to income or principal or partly to each. In making these determinations, my Executor shall be guided by the principles set forth in the California Uniform Principal and Income Act, but the final determination of my Executor shall be binding.

**6.9 Filing Joint Tax Returns.** My Executor may execute and file joint income tax returns for my husband and myself, for such periods as permitted by applicable revenue laws. My Executor may pay all or any portion of the income taxes reported as due on such returns. My Executor shall not be required to allocate to or recover from my husband or my husband's estate any amounts paid by me or my estate by reason of any such joint return. If any additional assessment shall be made on account of any joint income tax return filed by my husband and me, my Executor may pay such additional assessment without collecting any portion of such assessment from my husband or my husband's estate. My Executor may also consent, for gift tax purposes, to have gifts made by my husband treated as made one-half by me and one-half by my husband.

**ARTICLE 7  
DISINHERITANCE AND NO CONTEST**

**7.1 Disinheritance Clause.** I have intentionally omitted from this Will and the Declaration of Trust any provision for any of my heirs, issue, relatives, or other persons who are not named, mentioned, designated, or described in this Will or the Declaration of Trust. I have intentionally omitted any person who would be a pretermitted heir under the provisions of the Probate Code and those persons referred to in Probate Code §§21600 through 21623. Except as specifically provided in this Will or the Declaration of Trust, I have intentionally omitted any provision for any of my children now alive or hereafter born or adopted, or for the issue of any of my children who may predecease me. After-born children shall have no rights in my estate other than those expressly given my children in this Will and the Declaration of Trust. I also intentionally do not provide for any stepchildren or foster children that I now have or may later acquire. I generally and expressly disinherit each and every person whomsoever claiming to be and who may be determined to be my heirs at law, except as they are otherwise expressly provided for in this Will or the Declaration of Trust.

**7.2 No Contest Clause.** I want the greatest deterrence against interference with my estate plan that the law allows. If any heir, issue, relative, legatee, devisee, beneficiary, or other interested person; or any person who is provided for under this Will





or the Declaration of Trust, any beneficiary designation, or any Will substitute; or any person who would be entitled to any of my property under the laws of succession or otherwise, alone or in conjunction with any other person or persons, directly or indirectly (1) institutes any legal proceeding that attacks or contests this Will or the Declaration of Trust (or any codicil or amendment to this Will or the Declaration of Trust), or seeks to impair, nullify, void, or invalidate such documents or any of their provisions; (2) asserts or pursues in any manner any claim, including any creditor's claim, against my estate or property other than as permitted in this Will or the Declaration of Trust; (3) attacks or contests or seeks to change any beneficiary designation under an insurance policy, employee benefit plan, deferred compensation plan, retirement plan, annuity, or other Will substitute of mine; or (4) conspires with or voluntarily assists any person or persons attempting to do any of these things, I direct that that person (the "Contestant") and all persons conspiring with or assisting him or her shall take none of my property and nothing from my estate. All these persons are expressly disinherited. Any and all gifts or property that otherwise would have gone to these persons shall be forfeited and shall pass as if these persons had predeceased me without leaving living issue; provided, however, if my husband is the Contestant, my issue shall not be barred by reason of his actions. The foregoing provisions shall apply to any persons who claim that I entered into an oral agreement providing for the disposition or transfer of property to those persons or others in any way inconsistent with the provisions of this Will or the Declaration of Trust. The foregoing provisions shall also apply to any action or proceeding brought by any person, other than me or my husband (or our authorized agents) during our lifetimes, to change the ownership title or the character of our property already characterized in a document signed by one or both of us (excluding any action by our Executor to confirm ownership of our property in our estates) and any challenge to the validity of an instrument, contract, agreement, beneficiary designation, or other document providing for or directing the disposition of our property.

Pursuant to Probate Code Section 21305, the foregoing provisions shall not be violated by the filing of the following: (1) a petition seeking relief under Chapter 3 (commencing with Section 15400) of Part 2 of Division 9 ("Modification and Termination of Trusts"); (2) a petition under Part 3 (commencing with Section 1800) of Division 4 ("Conservatorship"); (3) a petition under Part 2 (commencing with Section 4100) of Division 4.5 ("Powers of Attorney Generally"); (4) a petition seeking an order annulling my marriage; (5) a petition pursuant to Section 2403 (instructions in a guardianship or conservatorship); (6) a petition challenging the exercise of a fiduciary power; (7) a petition objecting to the appointment of a fiduciary or seeking the removal of a fiduciary; and (8) objections or other responsive pleadings to the accounting of a fiduciary. Nor shall any acts done or omitted pursuant to a final judgment in any judicial proceeding violate these provisions.

In addition, the foregoing provisions shall not be violated by (1) the disclaimer of any right or interest in trust property; (2) the exercise by the Surviving Spouse of any election granted by law; (3) the assertion or submission of any creditors' claims, supported by consideration, by any person to my Executor or the Trustee that are believed by such person, in good faith, to be owed by me to that person or the



prosecution of an action based upon any such creditor's claims; (4) the participation in a mediation or settlement discussions or the filing of a petition for settlement or compromise affecting the terms of this Will or the Declaration of Trust, or other documents governing the disposition of my estate or property, (5) the filing of any petition or the taking of other action by the Trustee or my Executor seeking judicial construction or interpretation of this Will or the Declaration of Trust, or of any codicil or amendment to this Will or the Declaration of Trust, or (6) the commencement of any proceeding for declaratory relief to determine whether any action by any person would constitute a contest under these provisions.

**7.3 Expenses of Contest.** My Executor and the Trustee serving under the Declaration of Trust are expressly authorized to defend against any and all of the actions described in Section 7.2, including any contest or attack of any nature upon this Will, the Declaration of Trust, or any of their provisions. All expenses incurred in the defense of any of the actions or matters described in Section 7.2 shall be paid, as the Trustee determines, from either my probate estate or the trust estate as expenses of administration. If, however, a Contestant is or becomes entitled to receive any property or property interests included in my probate estate or the trust estate, whether under this Will, the Declaration of Trust, or any other instrument, then all expenses incurred by the Trustee or my Executor in the defense of the actions undertaken by the Contestant shall be charged against and paid from the property or property interests that the Contestant otherwise would be entitled to receive, whether or not the Trustee or my Executor was successful in the defense of the Contestant's actions.

**7.4 No Will Contract.** I declare that I have not entered into any contract or agreement with any person to make or not make a Will with certain provisions, to revoke or not revoke my Will, to dispose of all or any portion of my estate or property in a particular manner or to a particular person, or to die intestate. Further, my Will is not intended to be a joint will or mutual will. I expressly disinherit any person claiming to the contrary and his or her issue other than my issue if my husband is the claiming party. My husband and I have not entered into a contract or agreement to make a Will, not to revoke our Wills, or to include certain provisions in our Wills. Each of us understands that each of us is free to change our Wills during our respective lifetimes and after the death of the other spouse, without any restrictions or liability.

**ARTICLE 8  
GENERAL PROVISIONS**

**8.1 Rules of Construction.** Unless the specific provision or term being construed or the context of the provision or term otherwise requires, and except as otherwise expressly provided in this Will and the Declaration of Trust, the general provisions and rules of construction and interpretation set forth in the Probate Code and in this article and the definitions set forth in Article 9 (Definitions) shall govern the construction and interpretation of this Will and the Declaration of Trust. Where the provisions and rules of construction or definitions set forth in the Probate Code and in this article and Article 9 conflict, the provisions and rules and definitions set forth in this





article and Article 9 shall govern. As to any questions of construction or interpretation of this Will and the Declaration of Trust, the construction or interpretation that would favor my husband and my children, in that order, shall be adopted or applied.

**8.2 Governing Law.** This Will and the Declaration of Trust have been executed in California, and their validity and construction, including the determination of all rights of the beneficiaries, shall be governed by the laws of California.

**8.3 References to Statutes.** Whenever a reference is made to any portion of the Internal Revenue Code, the Probate Code, or to any other law, the statutory reference shall be construed to refer to the statutory section mentioned, related successor or substitute sections, and corresponding provisions of any subsequent law, including all amendments and additions.

**8.4 Gender, Tense, and Numbers.** Unless the context clearly requires another construction, the masculine, feminine, and neuter genders shall each include the others as appropriate; the present tense shall include the past and future tenses, and the future tense shall include the present tense; and the singular number shall include the plural, and the plural shall include the singular.

**8.5 Effect of Headings.** Article, section, and paragraph numbers and headings, as well as titles, used in this Will are used for convenience of reference only and shall not be considered in the construction or interpretation of this Will. They are not intended to have any legal effect or to affect the scope, meaning, or intent of the provisions of this Will.

**8.6 Severability.** If any part, clause, or provision of this Will, or the application of any part, clause, or provision of this Will to any person or circumstances, is held to be void, invalid, unenforceable, or inoperative, this invalidity shall not affect any other parts, clauses, or provisions or applications of this Will that can be given effect without the invalid provision or application. The remaining provisions of this Will shall be effective and fully operative as though the part, clause, or provision had not been contained in this Will. To this end, the provisions of this Will are severable.

## ARTICLE 9 DEFINITIONS

The following definitions shall apply in all matters of construction and interpretation of this Will.

**9.1 Beneficiary.** The terms “beneficiary” or “beneficiaries” mean a person to whom a donative transfer of property or a distribution from a trust is or could be made or that person’s successor in interest, and shall include an heir, devisee, legatee, a person with any interest in a trust, and any person entitled to enforce a charitable trust, as provided in Probate Code §24.



**9.2 Child, Parent, and Issue.** The term “child” means any individual entitled to take as a child under the Probate Code by intestate succession from the parent whose relationship is involved. References to “child” or “children” mean descendants in the first degree of the parent designated. A child of mine shall include a child born or adopted after the execution of my Will and the Declaration of Trust. The term “parent” means any individual entitled to take as a parent under the Probate Code by intestate succession from the child whose relation is involved. The terms “issue” or “descendants” of a person means all the person’s lineal descendants of all generations, with the relationship of parent and child at each generation being determined by the definitions of parent and child. The term “grandchild” includes only a child of a child of the person referred to.

**9.3 Estate Taxes.** The term “Estate taxes” means all estate, inheritance, transfer, succession, legacy, death, and other similar taxes, including any interest or penalties on these taxes, that may be imposed by reason of my death. “Estate taxes” excludes any income tax, generation-skipping transfer tax, excise tax, and other similar taxes.

**9.4 Executor.** The term “Executor” means an executor, administrator, administrator with the will annexed, special administrator, personal representative, or a person who performs substantially the same function under the law of another jurisdiction governing the person’s status, including all successors or persons holding the office temporarily. The terms “Executor” and “Executors” each include both the singular and the plural.

**9.5 Expenses of Estate Administration.** The term “expenses of estate administration” means those expenses incurred following my death by my estate or by the Trustee of the trust that are deductible (whether or not so deducted) for estate tax purposes pursuant to I.R.C. §2053. Such expenses shall include attorney’s, appraiser’s, and accountant’s fees and all expenses incurred in determining the amount of any Estate tax.

**9.6 Generation-Skipping Transfer Tax.** The terms “generation-skipping transfer tax” or “GST tax” refer to the federal generation-skipping transfer tax imposed by Chapter 13 of the I.R.C.

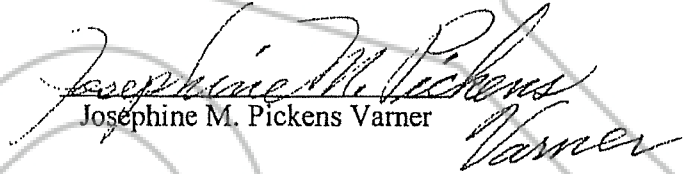
**9.7 Heirs at Law.** The terms “heirs at law” or “heirs” mean the persons determined according to the California laws of intestate succession then in effect relating to separate property not acquired from a previously deceased spouse.

**9.8 Interested Person.** The term “interested person” includes (1) an heir, devisee, child, spouse, creditor, beneficiary, and any other person having a property right in or claim against my estate; (2) any person having priority for appointment as a fiduciary under this Will; and (3) a fiduciary representing an interested person.



**9.13 Right of Representation.** The term “right of representation” means that the property shall be distributed, divided, or taken in the manner provided in Section 240 of the Probate Code. Unless otherwise specified, distributions or allocations of property to or among children or issue, and among successor beneficiaries, shall in all cases be made in the manner provided in Section 240 of the Probate Code.

I have executed this my Will this day, September 29, 2003, at San Rafael, California.

  
Josephine M. Pickens Varner



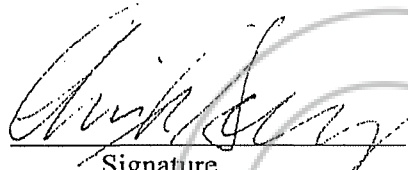
### ATTESTATION CLAUSE

The foregoing instrument, consisting of twelve (12) pages, including the pages containing this attestation clause, was at the date set forth below, by Josephine M. Pickens Varner signed as and declared to be her Will, in the presence of us who, at her request and in her presence, and in the presence of each other, have subscribed our names as witnesses thereto. Each of us observed the signing of this Will by Josephine M. Pickens Varner and by each other subscribing witness and knows that each signature is the true signature of the person whose name was signed.

Each of us is now more than eighteen (18) years of age and a competent witness and resides at the address set forth after his or her name. We are acquainted with Josephine M. Pickens Varner. At this time she is over the age of eighteen (18) years, and to the best of our knowledge, she is of sound mind and is not acting under duress, menace, fraud, misrepresentation, or undue influence.

We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.


Executed on September 29, 2003, at San Rafael, California.

  
Signature

67 Marin Bay Park Court  
Street Address

Chris A. Schaefer  
Print Name

San Rafael, CA 94901  
City, State, Zip Code

  
Signature

628 Olive Avenue  
Street Address

Monica Mattar  
Print Name

Novato, California 94945  
City, State, Zip Code



65-1071-11-10-2012  
PDS - AA 16  
2012  
2012

COPY

**CERTIFIED COPY**

The document to which this certificate is attached is a full, true and correct copy of the original on file and of record in my office.

Date July 17, 2012

Alan Glover, City Clerk and Clerk of the First Judicial District Court of the State of Nevada, in and for Carson City.

By [Signature] Deputy

Per NRS 239 Sec. 6 the SSN may be redacted, but in no way effects the legality of the document.

