

DOC # **808858**
09/11/2012 08:48AM Deputy: PK
OFFICIAL RECORD
Requested By:
SPL inc - LA
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-912 PG-2104 RPTT: 0.00

RECORDING REQUESTED BY
HATHAWAY, PERRETT, WEBSTER, POWERS,
CHRISMAN & GUTIERREZ, A Prof. Corporation

AND WHEN RECORDED MAIL
THIS DOCUMENT TO:

JEANNE M. KVALE, ESQ.
c/o Hathaway, Perrett, Webster, Powers,
Chrisman & Gutierrez, A Prof. Corp.
Post Office Box 3577
Ventura, CA 93006



AFFIDAVIT - DEATH OF TRUSTEE

STATE OF CALIFORNIA)
) ss.
COUNTY OF VENTURA)

1. RICHARD A. LAGOMARSINO, JR., of legal age, being first duly sworn, deposes and says:

That the decedent mentioned in the attached certified copy of Certificate of Death is the same person as **RICHARD ALBERT LAGOMARSINO, SR.**, named as a party in that certain QUITCLAIM DEED executed by Richard A. Lagomarsino, Trustee of the Richard A. Lagomarsino Family Trust dated July 7, 1982, in favor of Richard A. Lagomarsino, Trustee of the Richard A. Lagomarsino Family Trust dated July 7, 1982 - Survivor's Trust, and recorded as Document No. 803621 in the Official Records of Douglas County, Nevada, on June 8, 2012, covering the real property situated in Zephyr Cove, County of Douglas, State of Nevada and described on Exhibit "A" to this Affidavit and known as:

AKA: 415 Lakeview Ave., Zephyr Cove, Nevada

Parcel No.: 1318-16-810-023

That pursuant to the terms of said Trust, upon the death or incapacity of RICHARD A. LAGOMARSINO, SR., RICHARD A. LAGOMARSINO, JR. AND CHRISTINA L. SYLVESTER became the Successor Co-Trustees of the RICHARD A. LAGOMARSINO FAMILY TRUST DATED JULY 7, 1982 - SURVIVOR'S TRUST.

2. RICHARD A. LAGOMARSINO, JR., of legal age, being first duly sworn, deposes and says:

That the decedent mentioned in the attached certified copy of Certificate of Death is the same person as **RICHARD ALBERT LAGOMARSINO, SR.**, named as a party in that certain QUITCLAIM DEED executed by Richard A. Lagomarsino, Trustee of the Richard A. Lagomarsino Family Trust dated July 7, 1982, in favor of Richard A. Lagomarsino, Trustee of the Richard A. Lagomarsino Family Trust dated July 7, 1982 - Bypass Trust, and recorded as Document No. 803622 in the Official Records of Douglas County, Nevada, on June 8, 2012, covering the real property situated in Zephyr Cove, County of Douglas, State of Nevada and described on Exhibit "A" to this Affidavit and known as:

AKA: 415 Lakeview Ave., Zephyr Cove, Nevada

This document filed for record
by Chicago Title Company of
Ventura as an ACCOMODATION ONLY.
It has not been examined as to its
execution or as to its effect upon
title.



Parcel No.: 1318-16-810-023

That pursuant to the terms of said Trust, upon the death or incapacity of RICHARD A. LAGOMARSINO, SR., RICHARD A. LAGOMARSINO, JR. AND CHRISTINA L. SYLVESTER became the Successor Co-Trustees of the RICHARD A. LAGOMARSINO FAMILY TRUST DATED JULY 7, 1982 - BYPASS TRUST.

DATED: 8/13/12, 2012

RICHARD A. LAGOMARSINO FAMILY TRUST DATED JULY 7, 1982 -BYPASS TRUST AND SURVIVOR'S TRUST

By *Richard A. Lagomarsino, Jr.*
RICHARD A. LAGOMARSINO, JR.
Co-Trustee

County of Placer)
Ventura) ss.
State of California)

SUBSCRIBED AND SWORN TO (or affirmed) before me, on this 13th day of August, 2012, by RICHARD A. LAGOMARSINO, JR., proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Justin MEEK
Notary Public

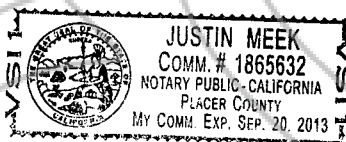




EXHIBIT A

All that certain real property situate in the City of Lake Tahoe, County of Washoe, State of Nevada, described as follows:

PARCEL NO. 1:

Lot 57, as shown on the Official Map of ELKS SUBDIVISION, Lake Tahoe, Nevada filed in the office of the Douglas County Recorder of the State of Nevada, on May 4, 1927. Said Map was amended January 5, 1928. Second Amended Map was recorded June 5, 1952.

EXCEPTING THEREFROM that portion conveyed to B.W. Miller et ux., by Deed recorded September 28, 1956 in Book C-1 of Deeds, page 210, as Document No. 11792, described as follows:

COMMENCING at a point on the South line of Lot 57 as the same is laid down, delineated and numbered upon a certain map entitled "AMENDED PLAT OF THE ELKS SUBDIVISION LAKE TAHOE, NEVADA". filed in the office of the County Recorder of said County of Douglas, January 5, 1928; a distance of 10 feet Easterly from the South-West corner of said Lot 57; thence in a Northwesterly direction to a point on the lot line between Lots 56 and 57 a distance of 50 feet Northerly from the South-West corner of Lot 57; thence Southerly along the lot line between Lots 56 and 57 a distance of 50 feet to the Southwest corner of Lot 57; thence Easterly along the South line of Lot 57 a distance of 10 feet to the point of beginning.

PARCEL NO. 2:

All that portion of Lot 56, as shown on the Official Map of ELKS SUBDIVISION, Lake Tahoe, Nevada, filed in the office of the Douglas County Recorder of the state of Nevada. on May 4, 1927. Said map was amended January 5, 1928. Second Amended Map was recorded June 5, 1952. Said portion being more particularly described as follows:

COMMENCING at a point on the North line of Lot 56 as the same is laid down, delineated and numbered upon a certain map entitled "SECOND AMENDED PLAT OF THE ELKS SUBDIVISION LAKE TAHOE, NEVADA", filed in the office of the County Recorder of said County of Douglas. June 5, 1952 a distance of 10 feet Westerly from the Northeast corner of said Lot 56; thence in a Southeasterly direction to a point on the lot line between Lots 56 and 57 a distance of 50 feet Southerly from the Northeast corner of said Lot 56; thence Northerly along the lot line between Lots 56 and 57 a distance of 50 feet to the Northeast corner of Lot 56; thence Westerly along the North line of Lot 56; a distance of 10 feet to the point of beginning.

APN: 1318-16-810-023

Document No. 274375 is provided pursuant to the requirements of Section 6.NRS 111.312.

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

County of Ventura
VENTURA, CALIFORNIA

CERTIFICATE OF DEATH

3201156003259

STATE FILE NUMBER		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT - FIRST (Given) RICHARD		2. MIDDLE ALBERT	
3. LAST (Family) LAGOMARSINO SR		4. DATE OF BIRTH mm/dd/yyyy 10/30/1931	
5. AGE Yrs. Mths. Ds. 79		6. SEX M	
9. BIRTH STATE/FOREIGN COUNTRY CA		10. SOCIAL SECURITY NUMBER 6995	
11. EVER IN U.S. ARMED FORCES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK		12. MARITAL STATUS/SROP (at Time of Death) WIDOWED	
13. EDUCATION - Highest Level (Degree) (see worksheet on back) ASSOCIATE		14. DATE OF DEATH mm/dd/yyyy 09/02/2011	
15. DECEDECENT HISPANIC/LATINO/SPANISH? (if yes, see worksheet on back) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		16. DECEDECENT'S RACE - Up to 3 races may be listed (see worksheet on back) WHITE	
17. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED FARMER		18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) AGRICULTURE	
19. YEARS IN OCCUPATION 40		20. DECEDENT'S RESIDENCE (Street and number, or location) 7625 FOOTHILL ROAD	
21. CITY VENTURA		22. COUNTY/PROVINCE VENTURA	
23. ZIP CODE 93004		24. YEARS IN COUNTY 79	
25. STATE/FOREIGN COUNTRY CA		26. INFORMANT'S NAME, RELATIONSHIP RICHARD LAGOMARSINO JR, SON	
27. INFORMANT'S MAILING ADDRESS (Street and number, or rural route number, city or town, state and zip) 4714 TENBURY LANE, ROCKLIN, CA 95677		28. NAME OF SURVIVING SPOUSE/SROP - FIRST -	
29. MIDDLE -		30. LAST (BIRTH NAME) -	
31. NAME OF FATHER/PARENT - FIRST EMILIO		32. MIDDLE JOSEPH	
33. LAST LAGOMARSINO		34. BIRTH STATE CA	
35. NAME OF MOTHER/PARENT - FIRST MARJORIE		36. MIDDLE EMELINE	
37. LAST (BIRTH NAME) GATES		38. BIRTH STATE CA	
39. DISPOSITION DATE mm/dd/yyyy 09/09/2011		40. PLACE OF FINAL DISPOSITION (RESIDENCE, RICHARD LAGOMARSINO) 7625 FOOTHILL ROAD, VENTURA, CA 93004	
41. TYPE OF DISPOSITION(S) CR/RES		42. SIGNATURE OF EMBALMER NOT EMBALMED	
43. LICENSE NUMBER		44. NAME OF FUNERAL ESTABLISHMENT JOSEPH P. REARDON FUNERAL CHAPEL	
45. LICENSE NUMBER FD883		46. SIGNATURE OF LOCAL REGISTRAR ROBERT M LEVIN, MD	
47. DATE mm/dd/yyyy 09/06/2011		101. PLACE OF DEATH RESIDENCE	
102. IF HOSPITAL, SPECIFY ONE <input type="checkbox"/> IP <input type="checkbox"/> EP/OP <input type="checkbox"/> DOR <input type="checkbox"/> Hospice <input type="checkbox"/> Nursing Home/LTC <input checked="" type="checkbox"/> Decedent's Home <input type="checkbox"/> Other		103. IF OTHER THAN HOSPITAL, SPECIFY ONE <input type="checkbox"/> Other <input type="checkbox"/> Home <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Hospice <input type="checkbox"/> Nursing Home/LTC <input checked="" type="checkbox"/> Home	
104. COUNTY VENTURA		105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) 7625 FOOTHILL ROAD	
106. CITY VENTURA		107. CAUSE OF DEATH Enter the chain of events - diseases, injuries, or complications - that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or venous thrombosis without showing the etiology. DO NOT abbreviate. (A) BLADDER CANCER	
108. DEATH REPORTED TO CORONER? Final Interval Between Death and Death - (A) 6 MOS.		109. BIOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
110. AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		111. USED IN DETERMINING CAUSE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 NONE		113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date.) NO	
113A. IF FEMALE, PREGNANT IN LAST YEAR? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK		114. CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. Decedent Attended Since (A) mm/dd/yyyy (B) mm/dd/yyyy 08/30/2011 09/01/2011	
115. SIGNATURE AND TITLE OF CERTIFIER LANYARD KIRBY DIAL, M.D.		116. LICENSE NUMBER G48637	
117. DATE mm/dd/yyyy 09/06/2011		118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE LANYARD KIRBY DIAL, M.D. 1996 EASTMAN AVENUE, VENTURA, CA 93003	
119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. MANNER OF DEATH: <input type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK		120. INJURED AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
121. INJURY DATE mm/dd/yyyy		122. HOUR (24 Hours)	
123. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)		124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)	
125. LOCATION OF INJURY (Street and number, or location, and city, and zip)		126. SIGNATURE OF CORONER / DEPUTY CORONER	
127. DATE mm/dd/yyyy		128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER	
STATE REGISTRAR		FAX AUTH.#	
A B C D E		CENSUS TRACT	

BK 912
PG-2107
808858 Page: 4 of 4 09/11/2012

CERTIFIED COPY OF VITAL RECORDS
STATE OF CALIFORNIA, COUNTY OF VENTURA

This is a true and exact reproduction of the document officially registered and placed on file in the Vital Records Section, Ventura County Public Health Department, if it bears the date of issue in red ink.



DATE ISSUED **09 / 08 / 2011**

Robert Lee Levin, MD
HEALTH OFFICER
VENTURA COUNTY, CALIFORNIA

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

