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1319-27-000-009; 1320-30-802- APN# 1320-30-801-014; 1320-30-802-	
Recording Requested by:	DOUGLAS COUNTY RECORDERS Karen Ellison – Recorder
Name: Maupin, Cox & LeGoy	
Address: 4785 Caughlin Parkway	Page: 1 Of 11 Fee: \$ 24.00 Bk: 1012 Pg: 7555
City/State/Zip: Reno, NV 89519	
When Recorded Mail to:	Deputy: sg
Name: Mary Lee Parker Bacon, Truste	. \
Address: 1675 Foothill Road	( for Recorder's use only )
City/State/Zip: Gardnerville, NV 89460	
Mail Tax Statement to:	
Name: Mary Lee Parker Bacon, Trustee	
Address: 1675 Foothill Road	
City/State/Zip: Gardnerville, NV 89460	
AFFIDAVIT - DE.	
<del></del>	UCCESSOR TRUSTEE
( Title of D	ocument)
Please complete Affirm	ation Statement below:
I the undersigned baneby officers that the off	ached document, including any exhibits, hereby
submitted for recording does not contain the person	al information of any person or persons.
(Per NRS 239B.030)	
-01	R-
XX I the undersigned hereby affirm that the att	ached document, including any exhibits, hereby
submitted for recording does contain the personal in	formation of a person or persons as required by
law: 440.380(1)(A) & 40.525.(5)	
(State specific law)	
1 Alana Thuson	
Signature	Title
Printed Name	
/ /	·
\ / /	
This page added to provide additional information requir	ed 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)

10/29/2012 11:45 AM

BK: 1012 PG: 7556 10/29/2012 11:45 AM

APN's 1319-27-000-009; 1320-30-802-010; 1320-30-802-014; 1320-30-802-015

Recordation requested by: Maupin, Cox & LeGoy

After recordation, return Affidavit to the following address: Mary Lee Parker Bacon, Trustee 1675 Foothill Road Gardnerville, NV 89460

### <u>AFFIDAVIT - DEATH OF TRUSTEE</u> SUCCESSION OF SUCCESSOR TRUSTEE

STATE OF NEVADA	)
	)
COUNTY OF WASHOE	)

Mary Lee Parker Bacon, of Gardnerville, Nevada, being first duly sworn, does hereby swear under penalties of perjury under the laws of the State of Nevada and the State of California, that the following statements are true:

- 1. My husband, Milton E. Bacon, Jr., the decedent mentioned in the attached certified copy of Certificate of Death, is the same person named as a party in the Milton E. Bacon, Jr. 1992 Trust dated December 9, 1992, as amended and restated, as the Grantor and Trustee of The Milton E. Bacon, Jr. Trust dated December 9, 1992.
- 2. I, Mary Lee Parker Bacon, the surviving spouse of Milton E. Bacon, Jr., am appointed pursuant to the terms of the Milton E. Bacon, Jr. 1992 Trust dated December 9, 1992, as amended and restated, to serve as the sole successor Trustee of the Milton E. Bacon, Jr. 1992 Trust dated December 9, 1992, and of the Survivor's Trust and the Decedent's Trust to be established pursuant to the terms of the Milton E. Bacon, Jr. 1992 Trust dated December 9, 1992, as amended and restated.
- 3. I, Mary Lee Parker Bacon, have consented to act as a successor Trustee of the Milton E. Bacon, Jr. 1992 Trust dated December 9, 1992, as amended and restated, and have assumed the powers and duties as a successor Trustee of the Trusts.
- 4. Pursuant to The Milton E. Bacon, Jr. 1992 Trust (Including Survivor's Trust and Decedent's Trust) Appointment of Co-Trustees document that I executed on September 26, 2011, and that my children, Edward Ford Bacon and Katherine Bacon executed on September 28, 2011 and October 6, 2011, respectively, I appointed Edward Ford Bacon and Katherine Bacon to act as Co-Trustees with me of the Milton E. Bacon, Jr. 1992 Trust and the Survivor's Trust and the Decedent's



Trust. Pursuant to that document, Edward Ford Bacon and Katherine Bacon consented to act as Co-Trustees of The Milton E. Bacon, Jr. 1992 Trust, and of the Survivor's Trust and Decedent's Trust, and assumed the powers and duties as Co-Trustees with me of the Trusts.

- 5. At the time of the demise of the decedent, Milton E. Bacon, Jr., he was the record owner, as Trustee of the Milton E. Bacon, Jr. 1992 Trust dated December 9, 1992, of the real property located at 1675 Foothill Road, Gardnerville, Douglas County, Nevada (APN 1319-27-000-009), which real property is described in the Quitclaim Deed executed on March 8, 1993, and recorded as Document No. 302509, of Official Records of Douglas County, Nevada, on March 22, 1993. The real property is situated in the County of Douglas, State of Nevada, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference.
- 6. At the time of the demise of the decedent, Milton E. Bacon, Jr., he was the record owner, as Trustee of the Milton E. Bacon, Jr. 1992 Trust dated December 9, 1992, of the real property located at 1661 County Road, Gardnerville, Douglas County, Nevada (APN 1320-30-802-010), which real property is described in the Quitclaim Deed executed on March 8, 1993, and recorded as Document No. 0302506, of Official Records of Douglas County, Nevada, on March 22, 1993. The real property is situated in the County of Douglas, State of Nevada, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference.
- 7. At the time of the demise of the decedent, Milton E. Bacon, Jr., he was the record owner, as Trustee of the Milton E. Bacon, Jr. 1992 Trust Agreement, dated December 9, 1992, of the real property located at 1616 Tenth Street, Minden, Douglas County, Nevada (APN 13-30-802-014), which real property is described in the Quitclaim Deed executed on March 8, 1993, and recorded as Document No. 302508, of Official Records of Douglas County, Nevada, on March 22, 1993. The real property is situated in the County of Douglas, State of Nevada, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference.
- 8. At the time of the demise of the decedent, Milton E. Bacon, Jr., he was the record owner, as Trustee of the Milton E. Bacon, Jr. 1992 Trust Agreement, dated December 9, 1992, of the real property located at 1620 Tenth Street, Minden, Douglas County, Nevada (APN 1320-30-802-015), which real property is described in the Quitclaim Deed executed on March 17, 2008, and recorded as Document No. 0719653, of Official Records of Douglas County, Nevada, on March 17, 2008. The real property is situated in the County of Douglas, State of Nevada, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference.
- 9. That this affidavit is made for the protection and benefit of all persons hereafter acquiring an interest in or dealing with the above-described real property and any other real property of the trust located in Douglas County, Nevada.

Dated this 8th day of 38ttsmber \_\_\_\_\_, 2012.

Mary Lee Parker Bacon



STATE OF CALIFORNIA	)
	)
COUNTY OF SANTA BARBARA	)

on 3ept. 8, 2012, before me, Mary L. Orlean Mary Expersonally appeared Mary Lee Parker Bacon, who 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.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

MARY L. ORTEGA Commission # 1913791 Notary Public - California Santa Barbara County My Comm Expires Dec 17, 2014

#### EXHIBIT A

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

The NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 26, and the N $\frac{1}{2}$  of the SE $\frac{1}{4}$  and NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 27, in Township 13 North, Range 19 East, M. D. B. & M., containing 160 acres, more or less.

The SEt of the NWt and the SWt of the NEt of Section 27, Township 13 North, Range 19 Fast, M. D. B. & M.; excepting therefrom 26.80 acres, more or less, heretofore conveyed by P. W. Van Sickle to James W. Haines, by deed recorded in Book "C" of Deeds, page 159, Douglas County Records, said excepted land being described as follows: Commencing at the northwest corner of the SEt of the NWt of said Section 27; running thence easterly, parallel with the section line between Sections 22 and 27 of said township and range, 40 chains to the northeast corner of the SWt of the NEt of said Section 27; thence southerly parallel with the section line between Sections 26 and 27 of said Township and Range, 6.51 chains to a fence; thence westerly, along said fence, 40 chains to the north and south line dividing the NWt of said Section 27 through the center thereof; thence northerly along said line 6.40 chains to the place of beginning.

All that portion of the NEt of the SWt of Section 26, in Township 13 North, Range 19 East, M. D. B. & M., described as follows: Beginning at the northwest corner of said NEt of the SWt of said section 26; running thence south along the west line of said NEt of the SWt of said section 26, 13.30 chains to a stake; thence north 71t east, 11.70 chains to a stake; thence North 9.54 chains to the quarter section line; thence west along said quarter section line to the place of beginning, containing 12.61 acres, more or less.

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Also that portion of the SEL of the NEL of Section 27, in Township 13 North, Range 19 East, M. D. B. & M., described as follows: Beginning at a point on the section line between Sections 26 and 27 of said Township and Range, 6.24 chains south of the northeast corner of the SEL of the NEL of said section 27; thence running south along said section line, 13.76 chains to the southeast corner of said SEL of the NEL of said section; thence west to the southwest corner thereof; thence north, along the west line of said SEL of the NEL of said section 13.70 chains; thence east to the point of beginning, containing 27.40 acres, more or less.

Also all that portion of the S2 of the NWt of Section 26, in Township 13 North, Range 19 East, M. D. B. & M., described as follows: Commencing at a point on the section line between sections 26 and 27 of said Township and Range, 6.24 chains south of the northwest corner of the SWt of the NWt of said Section 26; running thence east 31 chains; thence south 13.85 chains, more or less, to the quarter section line running east and west through the center of section 26; thence west on said line, 31 chains, more or less, to the quarter section corner between sections 26 and 27 of said Township and Range; thence north 13.76 chains, more or less, along the section line between sections 26 and 27 aforesaid, to the point of beginning, containing 42.80 acres, more or less.

Also that portion of the SEt of the SWt and St of the SEt of Section 27, Township 13 North, Range 19 East, M. D. B. & M., described as follows: Beginning at the southeast corner of the NEt of the SEt of said Section 27, and running thence westerly (Var. 162° East) 47 chains to the middle of the Old Carson Valley Road; thence south 6.54 chains; thence east 47 chains; thence north 6.54 chains to the place of beginning, containing 26.54 acres, more or less.

Also that portion of the SWL of the SWL of Section 26, in Township 13 North, Range 19 East, M. D. B. & M., described as follows: Beginning at the northwest corner of the SL of the SWL of Section 26, said Township and Range, and running thence south 262 rods; thence east 30 rods; thence north 262 rods; thence west 30 rods to the point of beginning; containing 6 acres, more or less.

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Together with all rights, whether evidenced by shares of stock, contracts, permits, licenses or in any other manner, to the use of water for the irrigation of the above described property, or for stock watering or domestic purposes thereon, and to the use of any irrigation and drainage ditch, canal or pipe line, or any one or more of them, used for either or both irrigation and drainage of said property, or for the conveyance of water for stock or domestic purposes thereon, whether said rights are now owned or are hereafter acquired, every such right being hereby made appurtenant to the hereinbefore described property.

Together with all mineral, petroleum and all other sub-surface rights of every kind and description.

This instrument is intended to convey and does convey all ranch and farm land owned by first parties herein in Douglas County, Nevada, comprising what is generally terms as the "Van Sickle Ranch" or the "Summers Ranch".

A.P.N. 1319-27-000-009

Per NRS 111.312, this legal description was taken from the Quitclaim Deed recorded on March 22, 1993, as Document No. 302509, in Book 393, Page 4183 of Official Records of Douglas County.

BK: 1012 PG: 7562 10/29/2012 11:45 AM

All that certain lot, piece, or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A Parcel of land situated lying and being within a portion of the Southeast Quarter of Section 30, Township 13 North, Range 20 East, M.D.B. & M., more particularly described as follows, to wit:

Commencing at the East Quarter Section corner of Section 32, in said Township and Range, proceed thence North 62°56'58" West, a distance of 6585.57 feet, to the True Point of Beginning; said point being further described as the Southwesterly corner of the parcel of land conveyed to William A. Muller, et ux, by Deed recorded August 8, 1958 in Book D-1, Page 436, Douglas County, Nevada, records and lies on the Northeasterly Right-of-Way line of County Road; thence North 63°25'00" West, a distance of 459.23 feet, along said Right-of-Way line to a point; said point being the most Southerly corner of the parcel of land conveyed to Alpine View Estates, Inc., A Nevada Corporation, by Deed recorded December 20, 1973 in Book 1273, Page 501, Document No. 70778, Official Records of Douglas County, Nevada; thence North 26°35'00" East, a distance of 200.00 feet to a point; thence South 63°25'00" East, a distance of 459.23 feet to a point; said point being the Southeasterly corner of the parcel of land conveyed to Alpine View Estates, Inc., A Nevada corporation; thence South 26°35'00" West a distance of 200.00 feet to the Point of Beginning.

A.P.N. 1320-03-802-010

Per NRS 111.312, this legal description was taken from the Quitclaim Deed recorded on March 22, 1993, as Document No. 302506, in Book 393, Page 4174 of Official Records of Douglas County, Nevada.



BK : 10 12 PG : 7560 10/29/2012 11:45 RM

All that certain lot, piece or parcel of land situate, lying and being in the SE\(\frac{1}{2}\) SE\(\frac{1}{2}\) of Section 30, T. 13 N., R. 20 E., M.D.B. & M., situate in the County of Douglas, State of Nevada, and bounded and described as follows, to-wit:

Beginning at a point on the westerly side of Tenth Street in the Town of Minden, Douglas County, Nevada, which point bears S. 26° 35' W., a distance of 593 feet from the point of intersection of the southwesterly right of way line for Nevada State Highway Route 3 (U.S. 395) and the westerly side of said Tenth Street; thence S. 26° 35' W., continuing along said westerly side of Tenth Street a distance of 97.0 feet to a point; thence N. 63° 25' W., a distance of 195.0 feet to a point on a fence line; thence N. 26° 35' E., along said fence line a distance of 97.0 feet to a point on a fence line; thence S. 63° 25' E., a distance of 195.0 feet to the point of beginning; said parcel of land containing an area of 0.434 of an acre, more or less, and being the northerly 97 feet of those certain parcels of land conveyed to Harry A. Winkelman and Emma Winkelman by deeds dated March 22, 1943, and March 26, 1958, recorded under File Numbers 140 and 13042, respectively, Records of Douglas County.

PROVIDED, HOWEVER, that Grantee shall not have the right to build or erect any building or structure upon a strip of land ten (10) feet in width along the southwesterly side of the above parcel extending 146 feet northwesterly from the northwesterly line of Tenth Street, Town of Minden, Nevada.

A.P.N. 1320-03-802-014

Per NRS 111.312, this legal description was taken from the Quitclaim Deed recorded on March 22, 1993, as Document No. 302508, in Book 393, Page 4180 of Official Records of Douglas County, Nevada.

BK : 10 12 PG : 7564 10/29/2012 11:45 AM

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A portion of the South one-half (S1/2) of the Southeast one-quarter (SE1/4) and the Northeast one-quarter (NE1/4) of the Southeast one-quarter (SE1/4) of Section 30, Township 13 North, Range 20 East, M.D.B. & M.

Beginning at the point on the Southwesterly 30 foot right of way line of U.S. Highway 395, which bears North 63°25' West along said right of way line a distance of 250,00 feet from the West limits of the Town of Minden, Nevada, said place of beginning being further described as bearing North 55°35'18" West a distance of 6400.65 feet from the East quarter corner of Section 32, Township 13 North, Range 20 East, M.D.B. & M.;

Thence South 26°35' west along a fence line a distance of 368 feet to a fence corner; Thence South 63°25' East along a fence line a distance of 56.4 feet TO THE TRUE POINT OF BEGINNING;

<u>Thence</u> South 63°25' East a distance of 193.6 feet to a point on the Westerly side of Tenth Street of the Town of Minden. Nevada:

Thence South 26°35' West along the Westerly side of Tenth Street, a distance of 225 feet to a point;

Thence North 63°25' West, a distance of 193.6 feet to a point;

Thence North 26°36' East a distance of 225 feet TO THE POINT OF BEGINNING

APN: 1320-30-802-015

Per NRS 111.312, this legal description was taken from the Grant, Bargain and Sale Deed recorded on March 17, 2008, as Document No. 0719653, in Book 308, Page 3491 of Official Records of Douglas County, Nevada.

# STATE OF CALIFORNIA

### CERTIFICATION OF VITAL RECORD

## COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH

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This is a true certified copy of the record filed in the County of Los Angeles
Department of Public Health if it bears the Registrar's signature in purple ink.







