

19-
Assessor's Parcel Number: 1319-30-724-034

Recording Requested By:

✓ Name: Malvin Titus

Address: 26829 Trumble Road

City/State/Zip Menifee CA 92585

Real Property Transfer Tax:

Doc Number: **0838835**

02/28/2014 09:18 AM

OFFICIAL RECORDS

Requested By:

MALVIN JAMES TITUS

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 6

Fee: \$ 19.00

Bk: 0214 Pg: 4541



Deputy gb

\$ _____

Affidavit of Death of Joint Tenant

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

AFFIDAVIT OF DEATH OF JOINT TENANT

STATE OF CALIFORNIA }

SS

COUNTY OF SAN DIEGO }

BEFORE ME, the undersigned Notary Public, personally appeared, Percy J Russell, "Affiant", who upon being duly sworn, deposes and states upon his or her oath or affirmation, the following:

1. My name is Percy J. Russell and I reside at 13366 Portofino Drive Del Mar, CA 92014.
2. I owned real property as a joint tenant with Shirley A Russell, such real property located in Douglas County, State of Nevada, described as follows:

See Attached Legal Description.
Title deed is recorded in Book 284, Page 5202 in the office of the register of deeds in the county and state aforesaid.
3. Shirley A Russell, my joint tenant identified above, departed this life on the 13th day of September, 2009. A copy of the death certificate of Shirley A Russell is attached.
4. On the date of the death of Shirley A Russell, the above described real estate was owned by Percy J. Russell and Shirley A Russell, as joint tenants and the joint tenancy had not been severed by any act of the parties or by operation of law.
5. Affiant is the sole surviving joint tenant of the property described above.

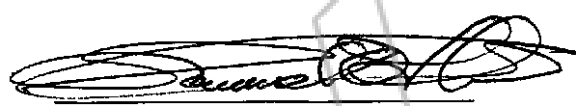
Dated this the 26th day of January, 2014.

Percy Russell
Affiant
Percy J. Russell

SWORN TO AND SUBSCRIBED before me this the 26th day of January,
2014.

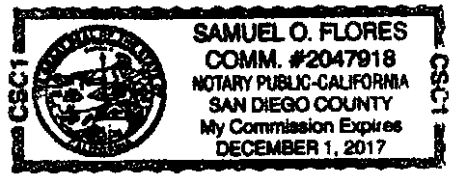
by Perry J Russell

proved to me on the basis of
satisfactory evidence to be the
person(s) who appeared before me.



NOTARY PUBLIC

My Commission Expires: Dec. 1, 2017



COPIES

R.P.T.T.: \$0.00

APN: 42-261-13 PTN

Exempt: (8) - A transfer of title to or from a trust, if the transfer is made without consideration.

After Recording Return To:
Percy J. and Shirley A. Russell
13366 Portofino
Del Mar, CA 92014

Send Subsequent Tax Bills To:
Percy J. and Shirley A. Russell
13366 Portofino
Del Mar, CA 92014

Recording Requested By: ✓
North American Deed Company
2700 E. Sunset Road, Suite #20
Las Vegas, NV 89120-3519
Phone: 888-715-6400

GRANT, BARGAIN, AND SALE DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT,

Percy J. Russell and Shirley A. Russell, husband and wife as joint tenants with right of survivorship

FOR NO CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby GRANT, BARGAIN, SELL AND CONVEY to

Percy J. Russell and Shirley A. Russell, Trustees, under the Percy J. Russell and Shirley A. Russell Trust Agreement dated May 20, 1991

ALL that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: The Ridge Tahoe, Lake Tahoe, Nevada

Prior Recorded Doc. Ref.: Grant, Bargain, Sale Deed: Recorded, March 25, 1993; BK 393, PG 4886, Doc. No. 302835

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining

WITNESS my/our hands, this 27 day of March, 2001



Percy J. Russell

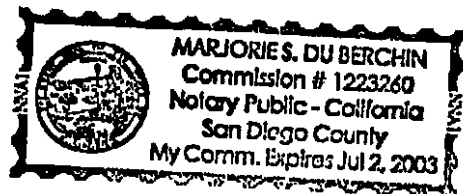

Shirley A. Russell

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

ss

This instrument was acknowledged before me, this 27 day of March, 2001, by **Percy J. Russell and Shirley A. Russell.**


Notary Public
My Commission Expires: 7/2/03
NOTARY STAMP/SEAL



0512357

BK0401PG3816

EXHIBIT "A"
LEGAL DESCRIPTION

An undivided 1/102nd interest as tenants in common in and to that certain real property and improvements as follows: (A) an undivided 1/38th interest in and to Lot 34 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 001 to 038 as shown on that certain Condominium Plan recorded June 22, 1987, as Document No. 156903; and (B) Unit No. 013 as shown and defined on said Condominium Plan; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984 as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe recorded February 21, 1984 as Document No. 097150 and as amended by Documents recorded October 15, 1990, June 22, 1987 and November 10, 1987 as Document Nos. 236691, 156904 and 166130, and as described in the Recitation of Easements Affecting The Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in the same unit type conveyed, in Lot 34 only, for one week every other year in Even-numbered years in the Prime "Season" as defined in and in accordance with said Declarations.

COPY

REQUESTED BY
North American Deed Co
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2001 APR 16 AM 9:35

LINDA SLATER
RECORDER

\$890 PAID *K2* DEPUTY

0512357
BK0401PG3817

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF SAN DIEGO

ASSESSOR/RECORDER/COUNTY CLERK

BK 0214
PG 438
2/5/2014

Barcode: 0837776 Page 4 of 4

1039

BK 0214
PG 4546
2/28/2014

Barcode: 0838835 Page 6 of 6

CERTIFICATE OF DEATH

3200937013909

Form with sections: DECEASED PERSONAL DATA, USUAL RESIDENCE, SPOUSE AND PARENT INFORMATION, FEDERAL DIRECTORY LOCAL REGISTRATION, PLACE OF DEATH, CAUSE OF DEATH, INTERMEDIATE CERTIFICATION, CORONERS USE ONLY. Includes fields for name, date of birth, marital status, occupation, residence, and cause of death.

This is a true and exact reproduction of the document officially registered and placed on file in the office of the San Diego County Recorder/Clerk.

Ernest J. Dronenburg, Jr.
Assessor/Recorder/County Clerk

December 27, 2013

Barcode: 003625774

This copy is not valid unless prepared on an engraved border displaying date, seal and signature of the Recorder/County Clerk

