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APN# 1319-09-602-001

Doc Number: **0846639**

07/18/2014 03:14 PM

OFFICIAL RECORDS

Requested By:  
MAUPIN COX & LEGOY

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 5 Fee: \$ 18.00  
Bk: 0714 Pg: 4346



Deputy sd

( for Recorder's use only )

**Recording Requested by:**

Name: Maupin, Cox & LeGoy

Address: 4785 Caughlin Parkway

City/State/Zip: Reno, NV 89519

✓ **When Recorded Mail to:**

Name: Mrs. Lena Ruppman

Address: 963 Topsy Lane, Ste. 306-194

City/State/Zip: Carson City, NV 89705

**Mail Tax Statement to:**

Name: Mrs. Lena Ruppman

Address: 963 Topsy Lane, Ste. 306-194

City/State/Zip: Carson City, NV 89705

AFFIDAVIT OF SURVIVING JOINT TENANT

( 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 personal information 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 personal information of a person or persons as required by law: 440.380(1)(A) & 40.525.(5)

(State specific law)

Procter J. Hug IV  
Signature

Attorney

Title

Procter J. Hug IV, Esq.

Printed Name

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)

A.P.N. 1319-09-602-001

After recording, return Affidavit to the following address:

Mrs. Lena Ruppman  
963 Topsy Lane, Suite 306-194  
Carson City, NV 89705

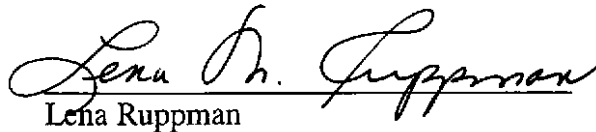
**AFFIDAVIT OF SURVIVING JOINT TENANT**

STATE OF NEVADA )  
                  CARSON CITY ) SS.  
COUNTY OF ~~DOUGLAS~~ )

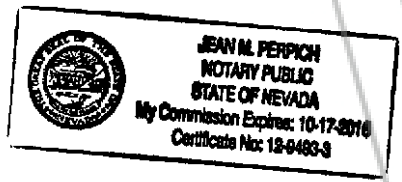
Lena Ruppman, a widow, of Genoa, Nevada, does hereby swear under penalty of perjury that the assertions of this affidavit are true, and declares the following:

1. Charles Ruppman was the spouse of the undersigned and died in Naples, Florida, on February 1, 2013. A certified copy of the Certificate of Death evidencing Charles Ruppman's death is attached hereto.
2. Pursuant to the Grant, Bargain, and Sale Deed recorded January 10, 1991, as Document No. 242592 of the Official Records of Douglas County, Nevada, Charles Ruppman and Lena Ruppman acquired title as joint tenants with right of survivorship to the real property situated in Douglas County, Nevada, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference.
3. At the time of death of Charles Ruppman, title to the real property referred to in paragraph 2. above continued to be held by Charles Ruppman and Lena Ruppman as joint tenants with right of survivorship. As a result of the death of Charles Ruppman and the joint tenancy form of title, the real property described in paragraph 2. above is now owned by Lena Ruppman as her sole and separate property.

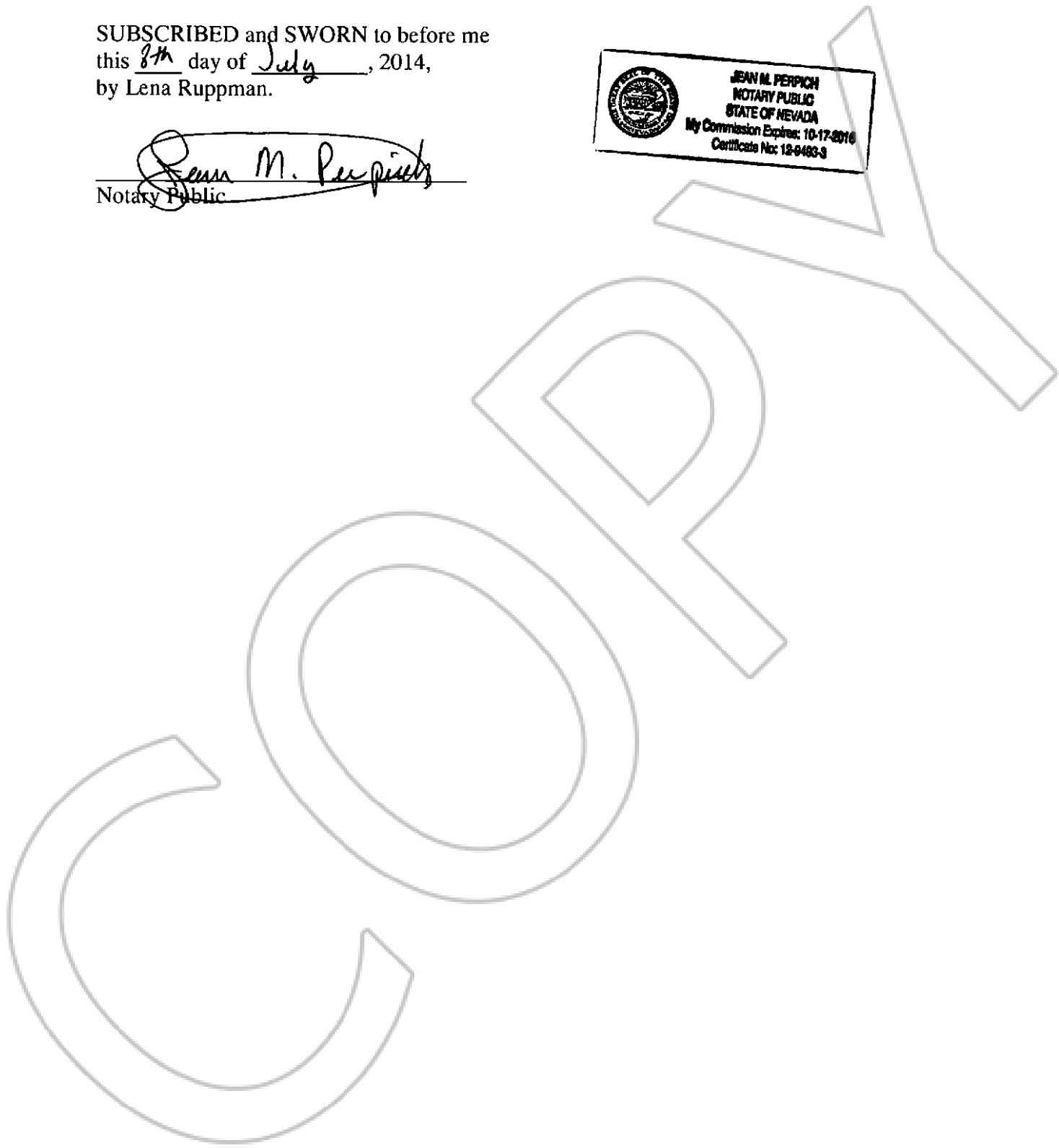
Dated this 8 day of July, 2014.

  
Lena Ruppman

SUBSCRIBED and SWORN to before me  
this 8<sup>th</sup> day of July, 2014,  
by Lena Ruppman.



Jean M. Perpich  
Notary Public



THIS DOCUMENT HAS A LIGHT BACKGROUND ON TRUE WATERMARKED PAPER. HOLD TO LIGHT TO VERIFY FLORIDA WATERMARK.

BUREAU of VITAL STATISTICS

CERTIFICATION OF DEATH

STATE FILE NUMBER: 2013017374

DATE ISSUED: June 30, 2014

DECEDENT INFORMATION

STATE FILE DATE: February 7, 2013

NAME: CHARLES THOMAS RUPPMAN

DATE OF DEATH: February 1, 2013

SEX: MALE

AGE: 073 YEARS

DATE OF BIRTH: August 11, 1939

SSN: [REDACTED]-4122

BIRTHPLACE: CHICAGO, ILLINOIS, UNITED STATES

PLACE WHERE DEATH OCCURRED: DECEDENT'S HOME

FACILITY NAME OR STREET ADDRESS: 425 DOCKSIDE DRIVE #905

LOCATION OF DEATH: NAPLES, COLLIER COUNTY

SURVIVING SPOUSE, DECEDENT'S RESIDENCE AND HISTORY INFORMATION

MARITAL STATUS: MARRIED

SPOUSE (IF FEMALE, MAIDEN NAME): LENA HUNKEAPILLAR

RESIDENCE: 150 FIFTH STREET, GENOA, NEVADA 89411, UNITED STATES

COUNTY: DOUGLAS

OCCUPATION, INDUSTRY: BUSINESS OWNER, TELECOMMUNICATIONS

RACE: X White, Black or African American, Asian Indian, Chinese, Filipino, Native Hawaiian, American Indian or Alaskan Native--Tribe, Japanese, Korean, Vietnamese, Guamian or Chamorro, Samoan, Other Pacific Isl, Other Asian, Unknown

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

EDUCATION: BACHELORS DEGREE

EVER IN U.S. ARMED FORCES? NO

PARENTS AND INFORMANT INFORMATION

FATHER: CHARLES SYDNEY RUPPMAN

MOTHER: ALVARETTA BERNADETTE VAN DOLMAN

INFORMANT: LENA RUPPMAN

RELATIONSHIP TO DECEDENT: WIFE

INFORMANT'S ADDRESS: 150 FIFTH STREET, GENOA, NEVADA 89411, UNITED STATES

PLACE OF DISPOSITION AND FUNERAL FACILITY INFORMATION

PLACE OF DISPOSITION: GULF COAST CREMATION SERVICES, NAPLES, FLORIDA

METHOD OF DISPOSITION: CREMATION

FUNERAL DIRECTOR/LICENSE NUMBER: JAMES E. TRZYNA, F065239

FUNERAL FACILITY: ALL CREMATION OPTIONS F060701, 5051 CASTELLO DRIVE, NAPLES, FLORIDA 34103

CERTIFIER INFORMATION

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN

MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE

TIME OF DEATH (24 hr): 1652

CERTIFIER'S NAME: RAMIN SASSANI

CERTIFIER'S LICENSE NUMBER: OS11787

NAME OF ATTENDING PHYSICIAN (If other than Certifier): NOT ENTERED

Signature of State Registrar

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.

WARNING: THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.

REQ: 2015013695



DH FORM 1946 (03-13)



BK: 0714  
PG: 4349  
7/18/2014

0846639 Page 4 of 5

VOID IF ALTERED OR ERASED



EXHIBIT A

That portion of Parcel No.2 as said parcel is set forth on the Parcel Map for Robert Brush, being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 13 North, Range 19 East, M.D.B. & M., filed for record December 10, 1975, in Book 1275, Page 478, Document No. 86061, Official Records of Douglas County, State of Nevada, described as follows:

BEGINNING at the Southwest corner of said Parcel No. 2, thence North 80°46'09" West to a 1/2" diam. rebar with plug stamped R.L.S. 1802, 197.49 Feet; thence South 81°07'14" East 207.56 Feet to the Southeast corner of Parcel No. 2 as set forth on said Parcel Map; thence North 00°05'37" West, 127.59 Feet to the Northeast corner of said Parcel No. 2; thence North 72°14'45" West 420.22 Feet to the Northwest corner of said Parcel No. 2; thence South 00°05'37" East 255.73 Feet to the Southwest corner and the Point of Beginning.

SUBJECT TO AND TOGETHER WITH the right of the owners of Parcel No. 1, being the adjacent parcel of land, to use the nonexclusive private road easement across Parcel No. 2 as described herein. The road easement being 12.5 Feet on each side of the center line described more specifically below and with the sidelines being extended or shortened to extend to the property lines in question:

BEGINNING at the Southeast corner of Parcel No. 2 as set forth on the Parcel Map for Robert Brush, filed for record December 10, 1975, in Book 1275, Page 478, Document No. 86061, Official Records of Douglas County, State of Nevada; thence West 37.5 Feet to the True Point of Beginning on the centerline of easement; thence 12.5 Feet on each side of the following described courses; North 43°23'57" West 59.94 Feet; thence South 40°24'28" West 12.57 Feet; thence South 45°05'26" West, 25.00 Feet more or less to the proposed adjusted property line for Parcel No. 2.

All the above as delineated on the Record of Survey for Robert P. Brush and Juliet Dix Brush being recorded August 7, 1984, in Book 884, Page 457, Document No. 104602, Official Records of Douglas County, State of Nevada.

A.P.N. 1319-09-602-001

The above legal description was contained in the Grant, Bargain and Sale Deed dated December 21, 1990, recorded as document no. 242592, Book 191, Page 1026, in the Official Records of the Douglas County Recorder on January 10, 1991.