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OFFICIAL RECORD

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Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 31 Fee: \$44.00

BK-914 PG-176 RPTT: 0.00



APN: 1320-32-715-005
APN: 1320-32-715-009
APN: 1220-21-510-161

Recording Requested By:

Western Title Company, Inc.

Escrow No.: 064383-TEA

When Recorded Mail To:

Western Title Company

1513 Hwy 395, Ste 101

Gardnerville, NV 89410

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)

Signature _____

A handwritten signature in black ink, appearing to read 'Traci Adams', written over a horizontal line.

Traci Adams

Escrow Officer

**Order For Substituted Judgment to Create and
Fund Revocable Trust and Execute A Pour-Over Will**

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)



Douglas County Recorder's Office

Karen Ellison, Recorder

<http://recorder.co.douglas.nv.us>

kellison@co.douglas.nv.us

(775) 782-9027

LEGIBILITY NOTICE

The Douglas County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties right may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed, it may not reproduce a legible copy.

Annette Cotten
Signature

9/2/14
Date

Annette Cotten
Printed Name

14-CV-0196 I FILED

1 CRAIG S. MARKS, ESQ. SBN: 99425
2 Attorney at Law
3 45 Hunter Square Plaza
4 Stockton, California 95202
5 Telephone: (209) 948-9384
6 Facsimile: (209) 948-0706

2014 AUG 27 AM 9: 23

TED THUAN
CLERK

By Ameena DEPUTY

Filed
AUG - 2 2012
ROSA JENSEN, CLERK
By [Signature]

5 Attorney for Personal Representative, RONNIE J. ALFORD (aka RONALD J. ALFORD)

RECEIVED

AUG 27 2014

8 SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN JOAQUIN
9 DOUGLAS COUNTY
10 DISTRICT COURT CLERK
11 Stockton Branch

10 Conservatorship of:

CASE NO 39-2010-00252200-PR-CP-STK

12 ELOUESE PERRY,

ORDER FOR SUBSTITUTED
JUDGMENT TO CREATE AND FUND
REVOCABLE TRUST AND EXECUTE
A POUR-OVER WILL [Probate Code
§2580(b)(5) and (13)]

14 Conservatee.

Date: 07/02/2012 Dept: 32
Time: 8:30 a.m.

16 The petition for substituted judgment of RONNIE J. ALFORD (aka RONALD J.
17 ALFORD), as conservator of the estate of ELOUESE PERRY, the conservatee, came on
18 regularly for hearing on July 2, 2012, department 32, at 8:30 a.m. CRAIG S. MARKS, appeared
19 as attorney for petitioner. No one appeared in opposition. After examining the petition of
20 RONNIE J. ALFORD (aka RONALD J. ALFORD), and hearing the evidence, the Court finds:

- 21 1. All notices of hearing have been given as required by law.
- 22 2. All allegations of the petition are true.
- 23 3. The conservatee is not opposed to the proposed action but lacks capacity for the
24 proposed action.
- 25 4. The proposed action will have no adverse effect on the estate available for the
26 conservatee's care.
- 27 5. The proposed action is consistent with the conservatee's past donative
28 declarations, practices, and conduct.



- 1 6. By any objective test, the proposed action reflects the relationship and intimacy of
- 2 the donees with the conservatee and the extent to which they are the natural
- 3 objects of the conservatee's bounty.
- 4 7. The proposed trust's provisions for distribution on the conservatee's death mirror
- 5 those of the conservatee's existing will.
- 6 8. As a reasonably prudent person, the conservatee would likely take the proposed
- 7 action of she had the capacity to do so.
- 8 9. The proposed trust complies with the mandates of California Rules of Court
- 9 7.903.

10 The Court therefore grants the petition and orders as follows:

- 11 1. Trustee shall commence a separate trust proceeding with a probate case number in
- 12 this county by filing an Acceptance of Trust by Trustee, with a certified copy of
- 13 the Order for Substituted Judgment and the Trust attached. This shall be done
- 14 within 30 days of the Order being filed. A Receipt of Assets by the Trustee shall
- 15 be filed in the new case file along with the Acceptance of Trust, as well as the
- 16 Bond in the amount of \$ 485,000.⁰⁰.
- 17 2. RONNIE J. ALFORD (aka RONALD J. ALFORD), as conservator of the estate
- 18 of ELOUESE PERRY, is authorized to execute the trust attached as Exhibit "A"
- 19 on behalf of ELOUESE PERRY under Probate Code §2580(b)(5);
- 20 3. RONNIE J. ALFORD (aka RONALD J. ALFORD), as conservator of the estate
- 21 of ELOUESE PERRY, is authorized to execute the will attached as Exhibit "B"
- 22 on behalf of ELOUESE PERRY under Probate Code §2580(b)(5);
- 23 4. RONNIE J. ALFORD (aka RONALD J. ALFORD), as conservator of the estate
- 24 of ELOUESE PERRY, is authorized to transfer the assets attached as Exhibit "C",
- 25 together with any other of ELOUESE PERRY's assets that may come into the
- 26 conservator's knowledge and possession, to RONNIE J. ALFORD (aka RONALD
- 27 J. ALFORD), as trustee fo the ELOUESE PERRY 2012 REVOCABLE LIVING
- 28 TRUST, the terms of which are attached as Exhibit A to this order under Probate



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Code §2580(b)(5);

5. RONNIE J. ALFORD (aka RONALD J. ALFORD), as conservator of the estate of ELOUESE PERRY is authorized to pay CRAIG S. MARKS, \$3,500.00 as attorney fees and \$395.00 costs advanced totaling \$3,895.00.

Dated: XX

Y SIGNATURE ON LAST ATTACHMENT
JUDGE OF THE SUPERIOR COURT

COPIED



**ELOUESE PERRY 2012 REVOCABLE LIVING TRUST
ESTABLISHED PURSUANT TO COURT ORDER**

Pursuant to a court order in the conservatorship of the estate of ELOUESE PERRY, San Joaquin County Superior Court case number 39-2010-00252200-PR-CP-STK, RONNIE J. ALFORD (aka RONALD J. ALFORD) executes this trust and will transfer and deliver to RONNIE J. ALFORD (aka RONALD J. ALFORD), as trustee, without consideration, the property listed on Schedule A ("the trust estate"). RONNIE J. ALFORD (aka RONALD J. ALFORD) agrees to act as trustee and to hold, administer, and distribute the trust estate according to the terms of this trust. This trust will be known as "The ELOUESE PERRY 2012 REVOCABLE LIVING TRUST".

ARTICLE I

**TRUST PURPOSES, BENEFICIARIES, TRUSTEE,
RETENTION OF COURT JURISDICTION**

1. *Purpose of the Trust.* The primary purpose in establishing this trust is to provide for ELOUESE PERRY's health, support, comfort, and welfare, which is more important than preserving the trust estate for the other beneficiaries. The secondary purpose is to avoid probate expenses after ELOUESE PERRY's death, as long as doing so does not conflict with the court's duty to protect her interest as a conservatee.

2. *ELOUESE PERRY's family.* ELOUESE PERRY is unmarried and has one son, RONNIE J. ALFORD (aka RONALD J. ALFORD)

3. *Trust Beneficiaries.* The main beneficiary of the trust is ELOUESE PERRY. The other beneficiaries who receive their interest at her death if they survive, is RONNIE J. ALFORD (aka RONALD J. ALFORD), sole child of ELOUESE PERRY, SANDRA ANN PERRY, MANUEL THOMAS PERRY and ELAINE LOUISE PERRY, three children of MANUEL PERRY, all trust beneficiaries, whether their interest are present, future, vested, or contingent, are interested parties under the trust.

4. *Identity of Trustee.* Initially RONNIE J. ALFORD (aka RONALD J. ALFORD) will be the sole trustee and any interested party may nominate a successor trustee or co-trustee but the court must approve any successor trustee or co-trustee. If for any reason, including death or inability to act as trustee, RONNIE J. ALFORD (aka RONALD J. ALFORD), stops serving as trustee and no successor has been nominated, the court may appoint a successor trustee.

5. *Court Supervision.* The Court retains jurisdiction of the ELOUESE PERRY 2012 Revocable Living Trust in order to enforce the trust's terms, to protect the interests of ELOUESE



PERRY, and to respond to further petitions for substituted judgment.

ARTICLE II

DISTRIBUTION OF TRUST ESTATE

DURING ELOUESE PERRY'S LIFE

1. *Payment for ELOUESE PERRY's Benefit.* While ELOUESE PERRY is living, the trustee may, subject to the trustee's discretion, pay to her, or apply for her benefit, the income and principal of the trust estate for this purpose.

2. *Guidance for Trustee's Exercise of Discretion.* The primary purpose of this trust is to provide for ELOUESE PERRY's health, support, comfort, and welfare throughout her life. The trustee may distribute the entire trust estate for this purpose.

ARTICLE III

DISTRIBUTION OF TRUST ESTATE

ON ELOUESE PERRY'S DEATH

1. *Payment of Debts and Expenses.* On ELOUESE PERRY's death the trustee will pay:

- A) ELOUESE PERRY's funeral and last-illness expenses;
- B) Debts that properly would be paid by ELOUESE PERRY's probate estate if the trust property were included in her probate estate and a timely creditor's claim was filed; and
- C) Necessary and proper administrative expenses in connection with the conservatorship proceeding, this trust, and ELOUESE PERRY's probate estate, if any, except that the trustee may not pay compensation to any fiduciary, including himself, or any fiduciary's attorney without prior court order.

2. *Division of Trust Estate Into Shares.* The trustee will divide the remaining trust estate into six equal shares and distribute the six shares as follows:

a. Three (3) such equal shares to RONNIE J. ALFORD (aka RONALD J. ALFORD), if he be then living; and if not, to sister of ELOUSE PERRY, MELDEEN STRICKLAND, if she then living.

b. One (1) such equal share to SANDRA ANN PERRY, if she be then living; and if not, to her issue then living, by right of representation; provided, however, that if



SANDRA ANN PERRY is under age twenty-five (25) at the time of division of the trust estate into equal shares above, my son, RONALD J. ALFORD (aka RONALD J. ALFORD) shall be substituted as Trustee, and her equal share shall be retained, in trust, as follows:

(i) So long as SANDRA ANN PERRY is under age twenty-five (25), the trustee shall pay to or apply for her benefit as much of the net income and principal of the trust as the trustee in the Trustee's discretion deems necessary for her proper support, care, maintenance, and reasonable education, after taking into consideration, to the extent the Trustee deems advisable, any of her other income or resources known to the Trustee, and reasonably available for those purposes. Any net income not distributed shall be accumulated and added to principal.

(ii) When SANDRA ANN PERRY attains age twenty-five (25), the Trustee shall distribute the trust estate as then constituted to her free of trust. If SANDRA ANN PERRY should die before attaining age twenty-five (25), the trust estate shall be distributed to her issue then living, by right of representation; and if there are none, then in equal shares to MANUEL THOMAS PERRY and ELAINE LOUISE PERRY, per capita.

c. One (1) such equal share to MANUEL THOMAS PERRY, if he be then living; and if not, to his issue then living, by right of representation.

d. One (1) such equal share to ELAINE LOUISE PERRY, if she be then living; and if not, in equal shares to RONALD J. ALFORD (aka RONALD J. ALFORD), SANDRA ANN PERRY, and MANUEL THOMAS PERRY, per capita; provided, however, that if ELAINE LOUISE PERRY is under age forty (40) at the time of division of the trust estate into equal shares above, my son, RONALD J. ALFORD (aka RONALD J. ALFORD), shall be constituted as Trustee, and her equal share shall be retained in trust, as follows:

(i) So long as ELAINE LOUISE PERRY is under age forty (40), the Trustee shall pay to her all the net income of the trust, quarter-annually or at more frequent intervals.

(ii) When ELAINE LOUISE PERRY attains age forty (40), the Trustee shall distribute the trust estate as then constituted to her, free of trust.

(iii) If ELAINE LOUISE PERRY dies before attaining age forty (40), the trust estate as then constituted shall be distributed in equal shares to SANDRA ANN PERRY, RONALD J. ALFORD (also known as RONNIE J. ALFORD (aka RONALD J. ALFORD), and MANUEL THOMAS PERRY, per capita.

(iv) If any distribution under this paragraph is to a person for whom a trust is then being administered, then the distribution hereunder shall be added to that trust and administered in accordance with its terms.

3. If at the time of the death of ELOUESE PERRY, or at any later time before full



distribution of the trust estate, MANUEL PERRY (the deceased husband of ELOUESE PERRY) and all the issue of ELOUESE PERRY are deceased and no other dispositions of the property is directed by this Trust, the trust estate then remaining shall thereupon be distributed one-half (1/2) to those persons who would then be the heirs of ELOUESE PERRY and one-half (1/2) to those persons who would be the heirs of MANUEL PERRY. The identities and the respective shares of the heirs of ELOUESE PERRY and MANUEL PERRY shall be determined as though the deaths of each of them had then occurred and according to the laws of the State of California then in effect relating to succession of separate property not acquired from a parent, grandparent, or previously deceased spouse.

ARTICLE IV

TRUSTEE'S POWERS

Subject to any limitations expressly states in this document, the trustee is authorized to exercise the following powers for purposes of discharging the trustee duties imposed by this document and the law:

1. *Limited Investment Authority.* The trustee must invest trust property only as provided in California Probate Code §2475. The trustee may petition the court to enlarge his powers to invest trust property.
2. *Delaying Distribution.* The trustee may delay distribution any property, without paying interest, as long as the trustee determines that the property may be subject to conflicting claims, tax deficiencies, or liabilities, contingent or otherwise, properly incurred in administering the trust.
3. *Prudent Person.* The trustee may perform any act that a prudent person would take in order to accomplish the trust's objectives.
4. *Owner of Property.* The trustee may exercise any right or privilege that an unmarried adult with capacity has over individually owned property.
5. *Other Powers.* Except as limited in paragraph 1 of this article, the trustee may exercise any other powers appropriate to achieve the proper investment, management, and distribution of trust property.

ARTICLE V

ADMINISTRATIVE PROVISIONS

1. *Revocation and Amendment.* While ELOUESE PERRY is living, the trustee may amend or revoke this trust, in whole or in part, only a further court order on a petition for substituted judgment filed in this proceeding. On revocation, the trustee will deliver all or the designated portion of the trust assets as the court determines. On the death of ELOUESE



PERRY, this trust becomes irrevocable.

2. *Spendthrift Protection.* No trust beneficiary has any right, power, or authority to sell, assign, pledge, mortgage, or in any other manner encumber, alienate, or impair all or any part of the beneficiary's interest in the trust or in the principal or income of the trust. Moreover, no beneficiary's credit may interfere with or control the trust's beneficial and legal interests or its principal and income. Nor may any beneficiary's creditor subject the trust's beneficial and legal interests or its principal and income to attachment, execution, bankruptcy, or any other process of law.

3. *Bond Required.* The trustee must post bond subject to the requirements for a conservator, including Probate Code §2320(c)(4), as approved by the court.

4. *Accounting.* The trustee will account to the court as provided in Probate Code §2620. The trustee will file the first accounting 1 year after the filing of the order directing the conservator to transfer the assets listed on Schedule A to the trustee, and biennially thereafter. The trustee will service copies of his accountings on the court investigator and on all interested parties. All interested parties have standing to demand and object to an accounting.

5. *Compensation of Trustee and Attorneys.* The trustee, his attorneys, and any court appointed attorney for the conservatee are entitled to just and reasonable compensation as fixed and approved by the court. No fees may be paid without prior court order.

6. *Additions of Property.* Any person may add property to this trust with the trustee's consent.

Notice to Trustee. Unless the trustee receives actual written notice of an event affecting the beneficial interest of this trust, the trustee is not liable to any trust beneficiary for distribution made as though such event had occurred.

Executed this 27th day of June, 2012.

RONNIE J. ALFORD (aka RONALD J. ALFORD), Conservator of the Estate of ELOUESE PERRY, Conservatee



Schedule "A"

1. Real property located at 540 Falls Avenue, Lodi, San Joaquin County, California 95240/1716 Grant Avenue, Lodi, San Joaquin County 95240, Assessor's Parcel Number 039-340-01.
2. Real property located at 5344 E. Hogan Lane, Lodi, San Joaquin County, California 95240, Assessor's Parcel Number 061-120-06.
3. Real property located at 1525 Douglas Avenue, Gardnerville, Douglas County, Nevada 89410, previous Assessor's Parcel Number 25-491-09, Active Parcel Number 1320-32-715-005.
4. Real property located at 1528 North Court, Gardnerville, Douglas County, Nevada 89410, previous Assessor's Parcel Number 25-491-03, Active Parcel Number 1320-32-715-009.
5. Real property located at 1405 Kimmeling Road, Gardnerville, Nevada 89460, previous Assessor's parcel Number 29-211-08, Active Parcel Number 1220-21-510-161.
6. Bank of the West Account Number XXX-XXX-XX8310.
7. Bank of the West Account Number XXX-XXX-XX2387.
8. Bank of the West Account Number XXX-XXX-XX8328.
9. Bank of the West Account Number XXX-XXX-XX1238.
10. Bank of America Account Number XXXXXX-X2800.
11. Bank of America Checking Account Number XXXXXX-X5012.
12. Georgeson Shareholder/Waste Management Account Number WM X4632 (72 shares).
13. Georgeson Shareholder/Waste Management Account Number WM X4632 (24 shares).



**WILL
OF
ELOUESE PERRY**

RONNIE J. ALFORD (aka RONALD J. ALFORD), the conservator of the estate of ELOUESE PERRY, a resident of San Joaquin County, California, acting pursuant to an Order for Substituted Judgement filed December 9, 2010 in San Joaquin County Superior Court Case Number 39-2010-00252200-PR-CP-STK, declares that this is the will of ELOUESE PERRY.

FIRST: ELOUESE PERRY, revokes all wills and codicils that she previously made.

SECOND: ELOUESE PERRY is a widow. ELOUESE PERRY has one child, RONNIE J. ALFORD (aka RONALD J. ALFORD). The conservatee has no other children, living or deceased.

THIRD: ELOUESE PERRY gives all of her jewelry, clothing, household furniture and furnishings, personal automobiles, computers and all work stored on computer disks, and other tangible articles of a personal nature, together with insurance on the property, to RONNIE J. ALFORD (aka RONALD J. ALFORD), sole child of ELOUESE PERRY.

FOURTH: ELOUESE PERRY gives the rest and residue of her estate to the trustee of the ELOUESE PERRY 2012 REVOCABLE LIVING TRUST established pursuant to an Order for Substituted Judgment filed _____, 2012 in San Joaquin County Superior Court Case Number 39-2010-00252200-PR-CP-STK, and executed concurrently with this will.

ELOUESE PERRY directs that the residue of her estate be added to, administered, and distributed as part of that trust, according to its terms and any amendments made to it before



ELOUESE PERRY's death. The executor must make this gift whether or not that trust is revoked during ELOUESE PERRY's life. If for any reason that trust is not valid, the documents containing the terms of the ELOUESE PERRY 2012 REVOCABLE LIVING TRUST that exist on this date are hereby incorporated by reference, and ELOUESE PERRY gives the residue of her estate to the trustee named in those documents, to hold, administer, and distribute under their terms.

FIFTH: ELOUESE PERRY nominates the persons listed below, in the order indicated, as executor of this will:

A. RONNIE J. ALFORD (aka RONALD J. ALFORD)

SIXTH: ELOUESE PERRY authorizes the executor as follows:

- a) To administer the estate under the California Independent Administration of Estates Acts (Probate Code §§10400-10592), as from time to time amended.
- b) To invest and reinvest any surplus moneys in the executor's hands in every kind of property, real, personal, or mixed, and every kind of investment, specifically including, but not limited to, interest-bearing accounts, corporate obligations of every kind, preferred or common stocks, shares of investment trust, investment companies, mutual funds, shares of investment trust, investment companies, mutual funds, or common trust funds, and mortgage participations, that persons of prudence, discretion, and intelligence acquire for their own account.
- c) To sell, with or without notice, at either public or private sale, and to grant options to purchase and to lease any property belonging to the estate, that the executor, in his discretion, deems necessary for the proper administration and distribution of the estate.



d) On any preliminary or final distribution of the property in the estate, to partition, allot, and distribute the estate (pro rata) or otherwise) in kind, including undivided interest in the estate or any party of it, or partly in cash and partly in kind, or entirely in cash, in the executor's discretion.

e) To make elections with regard to state or federal income, inheritance, estate, succession, generation-skipping transfer or gift tax law.

Executed on _____, 2012 at Stockton, California by RONNIE J. ALFORD (aka RONALD J. ALFORD) in his capacity as conservator of the estate of ELOUESE PERRY, pursuant to an Order for Substituted Judgment filed _____, 2012 in San Joaquin County Superior Court Case Number 39-2010-00252200-PR-CP-STK.

ELOUESE PERRY

BY: _____
RONNIE J. ALFORD (aka RONALD J. ALFORD), Conservator of the Estate of ELOUESE PERRY, Conservatee

On the date written below, we, the undersigned, both being present at the same time, witnessed the signing of this instrument by RONNIE J. ALFORD (aka RONALD J. ALFORD) for ELOUESE PERRY in his capacity as conservator of the estate of ELOUESE PERRY. The name of ELOUESE PERRY was written by RONNIE J. ALFORD (aka RONALD J. ALFORD) in the place provided, after which RONNIE J. ALFORD (aka RONALD J. ALFORD) signed his name. We understand that this instrument, consisting of four (4) pages, including the page

B



signed by us as witnesses, is the will of ELOUESE PERRY.

We declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed on _____, 2012 at Stockton, California.

CRAIG S. MARKS

IRMA N. CARRILLO

COPY



WILL
OF
ELOUESE PERRY

I, ELOUSE PERRY, a resident of San Joaquin County, California, declare that this is my Will.

FIRST: I revoke all Wills and Codicils that I have previously made.

SECOND: I am married to MANUEL PERRY, and all references in this Will to "my husband" are to him. I have one (1) child; namely, my son, RONALD J. ALFORD, an adult. I have no deceased children. My husband has five (5) children, issue of his prior marriage, namely:

- KATHLEEN D. BRITTON, an adult
- MANUEL THOMAS PERRY, an adult
- TINA MARIE GAINES, an adult
- ELAINE LOUISE PERRY, an adult
- SANDRA ANN PERRY, an adult

I further declare it is my intention to dispose of all property I have a right to dispose of by Will, including any property over which I may have a general and/or special power of appointment by Will.

THIRD: I direct my Executor, hereinafter named,

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to pay my last illness expenses, funeral expenses, and all my just debts as soon as my Executor in his sole discretion determines can be conveniently made after my death.

If my husband survives me for thirty (30) days I direct that such payments be made solely from the estate over which I have the right of testamentary disposition. My Executor shall make no claim whatsoever against my husband for reimbursement, in whole or in part thereof.

FOURTH: I confirm to my husband his interest in our community property.

FIFTH: I give all my jewelry, clothing, household furniture and furnishings, personal automobiles, boats, and other tangible articles of a personal nature, or my interest in any such property, not otherwise specifically disposed of by this Will or in any other manner, together with any insurance on the property, to my husband if he survives me for thirty (30) days, and if he does not, to my children who survive me for that period in equal shares as they shall agree, or as my Executor shall in my Executor's discretion determine if my children do not agree.

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SIXTH: I give the residue of my estate, in trust, to my husband, MANUEL PERRY, or to the successor Trustee below named, to be held, administered, and distributed as follows:

1. If my husband survives me, the Trustee shall pay to him or apply for his benefit during his lifetime, quarter-annually or at more frequent intervals, the entire net income of the trust.

2. In addition to any other payments that my husband is entitled to receive under this Will, the Trustee shall pay to him, on his written request, such amounts of principal as are reasonably required for his support in his accustomed manner of living. My husband need not exhaust his other income or resources in order to be entitled to receive such payments.

3. On the death of my husband, in the Trustee's discretion, income or principal of the trust may be used to pay his last illness and funeral expenses, and other obligations incurred for his support.

4. On the death of my husband, or on my death if he does not survive me, the Trustee shall distribute the trust estate as then constituted, free of trust, in equal shares, as follows:



a. Three (3) such equal shares to my son, RONALD J. ALFORD, if he be then living; and if not, to my sister, MELDEEN STRICKLAND, if she be then living.

b. One (1) such equal share to SANDRA ANN PERRY, if she be then living; and if not, to her issue then living, by right of representation; provided, however, that if SANDRA ANN PERRY is under age twenty-five (25) at the time of division of the trust estate into equal shares above, my son, RONALD J. ALFORD, shall be substituted as Trustee, and her equal share shall be retained, in trust, as follows:

(i) So long as SANDRA ANN PERRY is under age twenty-five (25), the Trustee shall pay to or apply for her benefit as much of the net income and principal of the trust as the Trustee in the Trustee's discretion deems necessary for her proper support, care, maintenance, and reasonable education, after taking into consideration, to the extent the Trustee deems advisable, any of her other income or resources known to the Trustee, and reasonably available for those purposes. Any net income not distributed shall be accumulated and added to principal.

(ii) When SANDRA ANN PERRY attains age twenty-five (25), the Trustee shall distribute the

B



trust estate as then constituted to her free of trust. If SANDRA ANN PERRY should die before attaining age twenty-five (25), the trust estate shall be distributed to her issue then living, by right of representation; and if there are none, then in equal shares to MANUEL THOMAS PERRY and ELAINE LOUISE PERRY, per capita.

c. One (1) such equal share to MANUEL THOMAS PERRY, if he be then living; and if not, to his issue then living, by right of representation.

d. One (1) such equal share to ELAINE LOUISE PERRY, if she be then living; and if not, in equal shares to RONALD J. ALFORD, SANDRA ANN PERRY, and MANUEL THOMAS PERRY, per capita; provided, however, that if ELAINE LOUISE PERRY is under age forty (40) at the time of division of the trust estate into equal shares above, my son, RONALD J. ALFORD, shall be substituted as Trustee, and her equal share shall be retained in trust, as follows:

(i) So long as ELAINE LOUISE PERRY is under age forty (40), the Trustee shall pay to her all the net income of the trust, quarter-annually or at more frequent intervals.

(ii) When ELAINE LOUISE PERRY attains age forty (40), the Trustee shall distribute the trust estate as then constituted to her, free of trust.

B



(iii) If ELAINE LOUISE PERRY dies before attaining age forty (40), the trust estate as then constituted shall be distributed in equal shares to SANDRA ANN PERRY, RONALD J. ALFORD, and MANUEL THOMAS PERRY, per capita.

(iv) If any distribution under this paragraph SIXTH 4 is to a person for whom a trust is then being administered, then the distribution hereunder shall be added to that trust and administered in accordance with its terms.

(v) If my son, RONALD J. ALFORD, shall for any reason fail to qualify or cease to act as Trustee as hereinabove provided, then I nominate MANUEL THOMAS PERRY successor Trustee. No bond shall be required of either my son, RONALD J. ALFORD, or MANUEL THOMAS PERRY.

Any share not otherwise effectively disposed of by the provisions of this paragraph 4 shall be added pro rata to the shares that are effectively disposed of in this paragraph.

5. If at the time of my death, or at any later time before full distribution of the trust estate, my husband and all my issue are deceased and no other disposition of the property is directed by this Will, the trust estate then remaining shall thereupon be distributed one-half (1/2) to those persons who would then be my heirs and one-half (1/2) to those persons who would then be the heirs of my wife, the identities and the respective shares of the heirs of each of us to be

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determined as though the deaths of each of us had then occurred and according to the laws of the State of California then in effect relating to the succession of separate property not acquired from a parent, grandparent, or previously deceased spouse.

6. No interest in the principal or income of any trust created under this Will shall be anticipated, assigned, or encumbered, or subject to any creditor's claim or to legal process, prior to its actual receipt by the beneficiary.

7. The Trustee in the Trustee's discretion may make payments to a minor or other beneficiary under disability by making payments to the guardian of his person, or to any suitable person with whom he resides, or the Trustee may apply payments directly for the beneficiary's benefit. The Trustee in the Trustee's discretion may make payments directly to a minor if in the Trustee's judgment he is of sufficient age and maturity to spend the money properly.

8. There need be no physical segregation or division of the various trusts except as segregation or division may be required by the termination of any of the

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trusts, but the Trustee shall keep separate accounts for the different undivided interests.

9. To carry out the purposes of any trust created under this Paragraph SIXTH and subject to any limitations stated elsewhere in this Will, the Trustee is vested with the following powers with respect to the trust estate and any part of it, in addition to those powers now or hereafter conferred by law:

a. To continue to hold any property and to operate at the risk of the trust estate any business that the Trustee receives or acquires under the trust as long as the Trustee deems advisable;

b. To manage, control, grant options on, sell (for cash or on deferred payments), convey, exchange, partition, divide, improve, and repair trust property;

c. To lease trust property for terms within or beyond the terms of the trust and for any purpose, including exploration for and removal of gas, oil, and other minerals; and to enter into community oil leases, pooling, and unitization agreements;

d. To borrow money, and to encumber or hypothecate trust property by mortgage, deed of trust, pledge

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or otherwise; for the debts of the Trustee or a co-owner;

e. To invest and reinvest the trust estate in every kind of property, real, personal, or mixed, and every kind of investment, specifically including, but not by way of limitation, corporate obligations of every kind, stocks, preferred or common, shares of investment trusts, investments companies, and mutual funds, and mortgage participations, which men of prudence, discretion and intelligence acquire for their own account, being mindful of principal preservation;

f. In any case in which the Trustee is required, pursuant to the provisions of the trust, to divide any trust property into parts or shares for the purpose of distribution, or otherwise, the Trustee is authorized, in the Trustee's absolute discretion, to make the division and distribution, pro rata or otherwise, in kind, including undivided interests in any property, or partly in kind and partly in money, and for this purpose to make such sales of the trust property as the Trustee may deem necessary on such terms and conditions as the Trustee shall see fit;

g. The Trustee hereunder is expressly authorized and directed to receive and accept any proceeds

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of life insurance wherein the Trustee is designated beneficiary, and the proceeds of such insurance, when received, shall be and become part of the trust estate, and to be administered according to the terms and provisions of this Paragraph SIXTH, provided, however, that any such life insurance proceeds thus received by the Trustee shall not become part of my probate estate, nor subject to probate administration, nor shall any such life insurance proceeds be used to defray any of the costs of administration, income taxes, charges, debts, or expenses legally enforceable against my estate, nor used in any way for the benefit of my estate, and my Executor shall make no claim against the Trustee on account of any such insurance proceeds.

10. If my husband shall for any reason fail to qualify or cease to act as the Trustee, I appoint FRANK PERRY as the Trustee. The term "the Trustee" as used in this Will shall include any Trustee named in this Will. No bond shall be required of any person named as the Trustee in this Will.

SEVENTH: If any beneficiary under this Will in any manner, directly or indirectly, contests or attacks this



Will or any of its provisions, any share or interest in my estate given to that contesting beneficiary under this Will is revoked and shall be disposed of in the same manner provided herein as if that contesting beneficiary had predeceased me.

EIGHTH: I nominate my husband as Executor of this Will, to serve without bond. If my husband shall for any reason fail to qualify or cease to act as Executor, I nominate FRANK PERRY as Executor, to serve without bond. The term "my Executor" as used in this Will shall include any personal representative of my estate.

I authorize my Executor to sell, with or without notice, at either public or private sale, and to lease and/or mortgage any property belonging to my estate, subject only to such confirmation of court as may be required by law.

My Executor shall determine whether any or all of the expenses of administration of my estate shall be used as federal estate tax deductions or as federal income tax deductions. No beneficiary under this Will, whether an income beneficiary or remainderman of any trust, or other beneficiary, shall have any right to recoupment or restoration of any loss

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the beneficiary suffers as a result of the use of such deductions for one or the other of these purposes; however, my Executor may in my Executor's absolute discretion make adjustments between principal and income as my Executor deems appropriate.

I further authorize my Executor either to continue the operation of any business belonging to my estate for such time and in such manner as my Executor may deem advisable and for the best interests of my estate, or to sell or liquidate the business at such time and on such terms as my Executor may deem advisable and for the best interests of my estate. Any such operation, sale, or liquidation by my Executor, in good faith, shall be at the risk of my estate and without liability on the part of my Executor for any resulting losses.

NINTH: The terms "issue", "child", and "children": (i) shall refer only to persons either conceived or born or adopted during a valid marriage, and (ii) shall not include children born out of wedlock, regardless of whether a parent and child relationship existed between any such person and his or her deceased parent, and (iii) in the case of adoption

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shall be limited to persons who were minors at the date of adoption.

TENTH: As used in this Will, the masculine, feminine, or neuter gender, and the singular or plural number shall each be deemed to include the others whenever the context so indicates.

ELEVENTH: If any provision of this Will is unenforceable, the remaining provisions shall be carried into effect.

I subscribe my name to this Will this 16th day of January, 1981, at Lodi, California.

Elouese Perry

ELOUESE PERRY

On the date written below, ELOUESE PERRY declared to us, the undersigned, that this instrument consisting of fourteen (14) pages including the page signed by us as witnesses, was her Will and requested us to act as witnesses to it. She thereupon signed this Will in our presence, all of us being present at the same time. We now, at her request,

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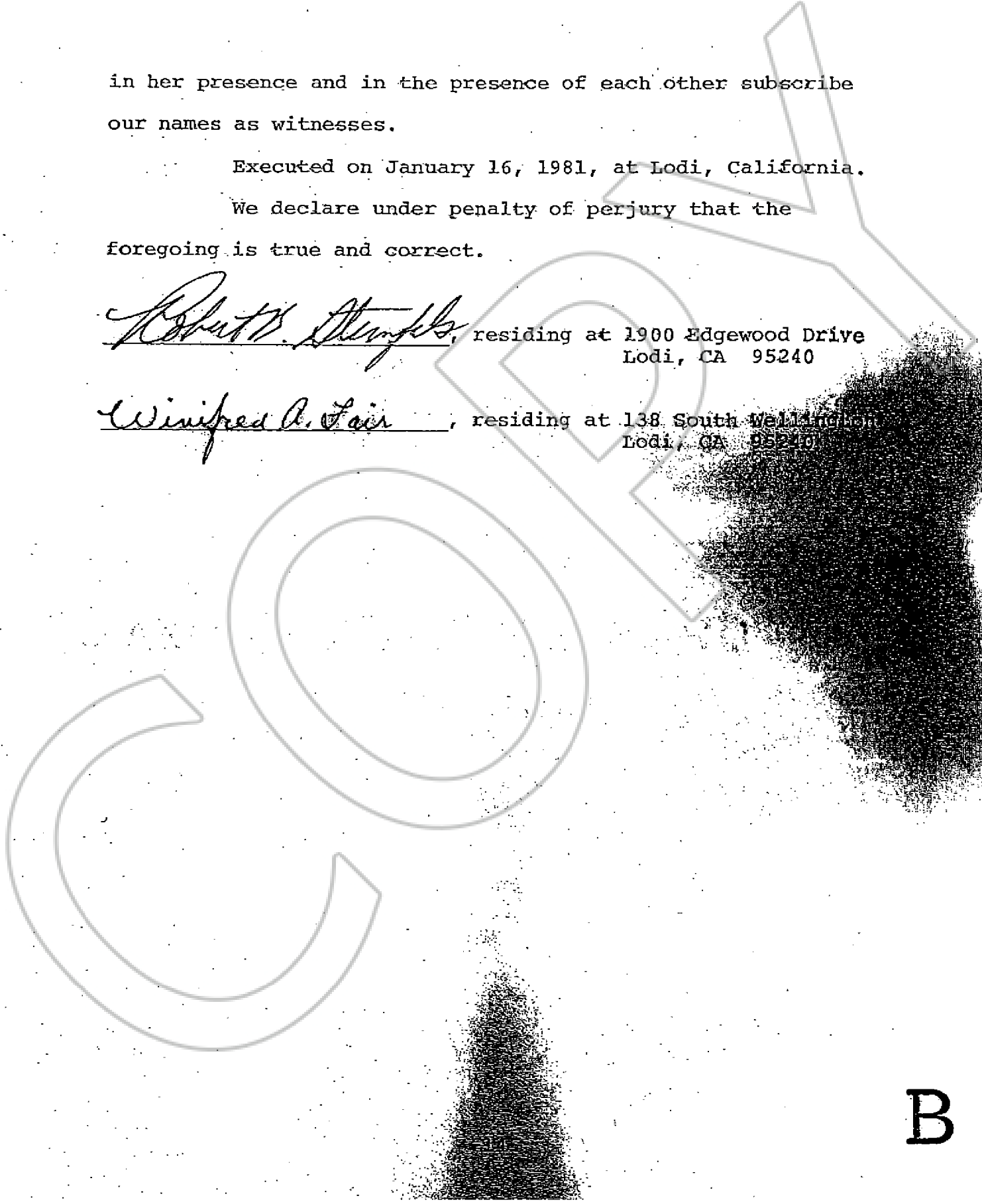
in her presence and in the presence of each other subscribe
our names as witnesses.

Executed on January 16, 1981, at Lodi, California.

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

Robert B. Stimpels, residing at 1900 Edgewood Drive
Lodi, CA 95240

Winifred A. Fair, residing at 138 South Wellington
Lodi, CA 95240



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1. Real property located at 540 Falls Avenue, Lodi, San Joaquin County, California 95240/1716 Grant Avenue, Lodi, San Joaquin County 95240, Assessor's Parcel Number 039-340-01.
2. Real property located at 5344 E. Hogan Lane, Lodi, San Joaquin County, California 95240, Assessor's Parcel Number 061-120-06.
3. Real property located at 1525 Douglas Avenue, Gardnerville, Douglas County, Nevada 89410, previous Assessor's Parcel Number 25-491-09, Active Parcel Number 1320-32-715-005.
4. Real property located at 1528 North Court, Gardnerville, Douglas County, Nevada 89410, previous Assessor's Parcel Number 25-491-03, Active Parcel Number 1320-32-715-009.
5. Real property located at 1405 Kimmeling Road, Gardnerville, Nevada 89460, previous Assessor's parcel Number 29-211-08, Active Parcel Number 1220-21-510-161.
6. Bank of the West Account Number XXX-XXX-XX8310.
7. Bank of the West Account Number XXX-XXX-XX2387.
8. Bank of the West Account Number XXX-XXX-XX8328.
9. Bank of the West Account Number XXX-XXX-XX1238.
10. Bank of America Account Number XXXXX-X2800.
11. Bank of America Checking Account Number XXXXX-X5012.
12. Georgeson Shareholder/Waste Management Account Number WM X4632 (72 shares).
13. Georgeson Shareholder/Waste Management Account Number WM X4632 (24 shares).

THE ANNEXED INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN MY OFFICE.

CAUTION: SEAL MUST BE IN PURPLE.

ATTEST

JUL 28 2014

ROSA JUNQUEIRO

Clerk of the Superior Court
in and for the County of
San Joaquin, State of California

C

By Bear Neft Deputy **BEAR NEFT**

Dated: 01-2-12

Ami P. Williams

Judge of the Superior Court



COPY

CERTIFIED COPY

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

DATE August 27, 2014

TED THRAN Clerk of the 9th Judicial District Court of the State of Nevada, in and for the County of Douglas,

By [Signature] Deputy