DOUGLAS COUNTY, NV Rec:\$20.00

Total:\$20.00 CINDY KOZAL 2015-859887 04/08/2015 03:34 PM

Pgs=7

RECORDING REQUESTED BY AND MAIL TAX STATEMENTS TO:

NAME: Cindy Kozal

ADDRESS: 5205 Dantes View CITY/ST/ZIP: Calabasas CA 91301

APN: 1318-16-710-024

THIS SPACE FO



00011384201508598870070079

KAREN ELLISON, RECORDER

### AFFIDAVIT OF DEATH OF TRUSTEE

CYNTHIA M. KOZAL, being first duly sworn, deposes and says:

- 1. JUDITH A. MILLER died on July 24, 2013, and a true and correct copy of a Certificate of Death of JUDITH A. MILLER is attached hereto and incorporated herein by this reference.
- 2. JUDITH A. MILLER was the Trustee Of The Judith A. Miller Trust Created Under The Florence P. Andrews Trust Established June 28, 1983.
- 3. The Judith A. Miller Trust Created Under The Florence P. Andrews Trust Established June 28, 1983 is the owner of that certain real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 113 as the same is laid down, delineated and numbered upon a certain map entitled ELKS SUBDIVISION, LAKE TAHOE, NEVADA, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 5, 1927.

APN: 1318-16-710-024

4. I am the Successor Trustee to The Judith A. Miller Trust Created Under The Florence P. Andrews Trust Established June 28, 1983. Attached hereto and incorporated herein by this reference is a Certification Of The Judith A. Miller Trust Created Under The Florence P. Andrews Trust Established June 28, 1983 executed by Robert M. Triplett, Esq. dated August 15, 2013, confirming that I am the Successor

Trustee to The Judith A. Miller Trust Created Under The Florence P. Andrews Trust Established June 28, 1983.

I certify and declare under penalty of perjury that the foregoing is true and correct

Witness my hand this day of	0 0045
Witness my hand this _/ day of	$\frac{V}{V}$ , 2015. $\frac{V}{V}$
U	Cynthia M. Koza, F.
	CYNTHIA M. KOZAL, SUCCESSOR
•	TRUSTEE OF THE JUDITH A. MILLER
	TRUST CREATED UNDER THE FLORENCE P. ANDREWS TRUST
	ESTABLISHED JUNE 28, 1983
/	
STATE OF	
STATE OF	< ) )
COUNTY OF	
,	
This instrument was acknowledged be	
, the company, the	of, a(n)
company, on behalf of said lim	
	_ \ \ \
(Signature of Notary Public)	\ \ \
My commission expires:	(Notary Stamp)
	(Notary Stamp)
	) )
SEE CALIFO	RNIA
Ack	
ATTACHI	EDO· X
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### **ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

validity of that document.
State of California County of Los Angeles)
on 4-1-2015 before me, John, TATA Notary Public
personally appeared (insert name and title of the officer)
who proved to me on the basis of satisfactory evidence to be the person(\$) whose name(\$) is/a/e subscribed to the within instrument and acknowledged to me that he/she/they executed the same his/her/their authorized capacity(ies), and that by his/her/their 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 (Seal)
JOHN P. TATA  NOTARY PUBLIC - CALIFORNIA COMMISSION # 1995144 EL  LOS ANGELES COUNTY  My Comm. Exp. November 21, 2016



# County of Ventura

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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.



0 7 / 3 0 / 2013

HEALTH OFFICER

VENTURA COUNTY, CALIFORNIA

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



## The Law Offices of ROBERT M. TRIPLETT

223 E. THOUSAND OAKS BLVD., SUITE 320 • THOUSAND OAKS, CA 91360
TEL: (805) 496-4681 FAX: (805) 494-0170

"Providing Legal Family Security – Resulting in Peace of Mind"

#### CERTIFICATION OF THE JUDITH A. MILLER TRUST CREATED UNDER THE FLORENCE P. ANDREWS TRUST ESTABLISHED JUNE 28, 1983

I, ROBERT M. TRIPLETT, hereby certify and declare as follows:

- 1. I am an attorney duly licensed to practice law in the State of California.
- 2. The FLORENCE P. ANDREWS TRUST (hereinafter "Trust") was established on June 28, 1983. Upon the death of the Trustor, Florence P. Andrews, two sub-trusts were created, one for the benefit of Judith A. Miller, Trustor's daughter, and one for each of the grandchildren of the Trustor. The attached pages of the FLORENCE P. ANDREWS TRUST are true and relevant pages of the Trust that are applicable to the creation of the JUDITH A. MILLER CHILDREN'S TRUST, which has been treated as and more commonly known as the JUDITH A. MILLER TRUST, and include:
  - 2.1 The introductory paragraph and Article A on page 1 contains the Trust Agreement and references the name of the Trustor and the Trustee of the FLORENCE P. ANDREWS TRUST;
  - 2.2 Article M on page 13 lists the Trustee's powers of the FLORENCE P. ANDREWS TRUST;
  - 2.3 Article S, item 4 on page 21 names the order of succession of trustees in the FLORENCE P. ANDREWS TRUST;
  - 2.4 Article T on page 24 contains the name of the Trusts created under the FLORENCE P. ANDREWS TRUST;
  - 2.5 Article G on page 4 sets forth the division of the trust estate into separate trusts following the death of the Trustor;
  - 2.6 Article H on page 5 specifies guidelines on the administration of the JUDITH A. MILLER TRUST;

- 2.7 Article S, item 5 on pages 21-22 names the order of succession of trustees in the JUDITH A. MILLER TRUST; and
- 2.8 Page 24 shows the signature of the Trustor and on page 25 the acknowledgement of Trustor's signature.
- 3. Upon the death of the Trustor in 1986, Judith A. Miller acted as Successor Trustee of FLORENCE P. ANDREWS TRUST as well as Trustee of the JUDITH A. MILLER TRUST.
- 4. Pursuant to Article S, item 5, pages 21-22, Judith A. Miller exercised her right to appoint a Trustee to act in her place in the event Judith A. Miller ceased to act as Trustee. On August 28, 2002, Judith A. Miller appointed DENNIS F. MILLER, spouse of Judith A. Miller, and CYNTHIA M. KOZAL, daughter of Judith A. Miller, to serve as Co-Trustees of the JUDITH A. MILLER TRUST in the event Judith A. Miller became unable to serve as Trustee. Attached herein is a copy of the Appointment of Successor Trustee.
  - 5. Dennis F. Miller died on May 1, 2003.
  - 6. Judith A. Miller died on July 24, 2013.
- 7. To the best of my knowledge, the JUDITH A. MILLER TRUST was validly formed under the laws of the State of California and as of this date, is still in full force and effect.
- 8. To the best of my knowledge, there have been no amendments to the JUDITH A. MILLER TRUST that affect the succession of trustees or trustee's powers other than shown in item 2 above. The JUDITH A. MILLER TRUST created under the FLORENCE P. ANDREWS TRUST became irrevocable upon the death of FLORENCE P. ANDREWS in 1986.
- 9. To the best of my knowledge, the JUDITH A. MILLER TRUST has not been revoked, modified or amended in any manner, which would cause the representations contained in this certification to be incorrect.
- 10. The remaining portions of the JUDITH A. MILLER TRUST are personal and confidential and do not affect the succession of trustees nor the trustee's powers.
- 11. As counsel for the JUDITH A. MILLER TRUST, I have examined and am familiar with the JUDITH A. MILLER TRUST and such matters of law as I have considered necessary or appropriate for this opinion.

- 12. On the basis of such examination, I advise you that, in my opinion:
  - 12.1 At the death of FLORENCE P. ANDREWS, the JUDITH A. MILLER TRUST was created pursuant to the terms of the FLORENCE P. ANDREWS TRUST established on June 28, 1983. The JUDITH A. MILLER TRUST was duly formed and is a validly existing trust under the laws of the State of California;
  - 12.2 That said trust is binding and effective on the parties thereto:
  - 12.3 This trust is governed by the laws of the State of California;
  - 12.4 As a result of the death of Judith A. Miller and the death of Dennis F. Miller, the Successor Trustee of the JUDITH A. MILLER TRUST is CYNTHIA M. KOZAL. The proper manner of registering title to property held by this sub-trust is as follows:

"CYNTHIA M. KOZAL, SUCCESSOR TRUSTEE OF THE JUDITH A. MILLER TRUST CREATED UNDER THE FLORENCE P. ANDREWS TRUST ESTABLISHED JUNE 28, 1983".

- 12.5 The tax identification number assigned by the IRS to this sub-trust is 94-6593140.
- 13. The opinion expressed above is limited to matters of California law.
- 14. I certify and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: August 15, 2013

ROBERT M. TRIPLETT

Attorney at Law