

21-

Recording Requested By:
Randall Addington



KAREN ELLISON, RECORDER

When Recorded Mail To:
Randall Addington
1014 Marin Street
Vellejo, CA 94590

APN: 1318-26-101-006

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIDAVIT -DEATH OF TENANT

STATE OF NEVADA

COUNTY OF DOUGLAS COUNTY

I, Randall Addington, being of legal age, being first duly sworn, deposed and says:

That Carl W. Addington Sr., the decedent mentioned in the attached Certified Copy of Certificate of Death is the same person as Carl W. Addington Sr. named as one of the parties in that certain Deed of Trust dated, July 17, 1984, recorded as Instrument No. 103588 and executed by Carl Addington and Doris Addington husband and wife as joint tenants, signed on February 28, 1995 and recorded in the Official Records, in the office of the County Recorder of Douglas County, Nevada, in Book 784, at Page 1281.

The foregoing statements and the attached certificate is true and correct, under penalty of perjury.

This Affidavit is dated:

Randall Addington
Randall Addington

Exhibit A

Real property in the County of Douglas, State of Nevada:

An undivided one-three thousand two hundred and thirteenth (1/3213) interest as a tenant-in-common in the following described real property (The Real Property):

A portion of the North one-half of the Northwest one-quarter of Section 26, Township 13 North, Range 18 East, MDB&M, described as follows: Parcel 3, as shown on that amended parcel Map for John E. Michelsen and Walter Cox recorded February 3, 1981, in Book 281 of Official Records at page 172, Douglas County, Nevada as Document No. 53178, said map being an amended map of parcels 3 and 4 as shown on that certain map for John E. Michelsen and Walter Cox, recorded February 10, 1978, in Book 278, of Official Records at page 591, Douglas County, Nevada, as Document No. 17578.

Excepting from the real property the exclusive right to use and occupy all of the Dwelling Units as defined in the "Declaration of Timeshare Use" and subsequent amendments thereto as hereinafter referred to.

Also excepting from the real property and reserving to grantor, its successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6, and 2.7 of said Declaration of Timeshare Use and amendments thereto together with the right to grant said easements to others.

Together with the exclusive right to use and Occupy a "Unit" as defined in the Declaration of Timeshare Use recorded February 16, 1983, in Book 283, at page 1341 as Document No. 76233 of Official Records of the County of Douglas, State of Nevada and amendment to Declaration of Timeshare Use recorded April 20, 1983 in Book 483 at page 1021, Official Records of Douglas County, Nevada as Document No. 78917, and second amendment to Declaration of Timeshare Use recorded July 20, 1983 in Book 783 of Official Records at page 1688, Douglas County, Nevada as Document No. 84425 and third amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083 at page 2572, Official Records of Douglas County, Nevada, as Document No. 89535, ("Declaration"), during a "Use Period", within the HIGH season within the "Owner's Use Year", as defined in the Declaration, together with a nonexclusive right to use the common areas as defined in the Declaration.

Subject to all covenants, conditions, restrictions, limitations, easements, right-of-way of record.

STATE OF OREGON

CERTIFICATION OF VITAL RECORD

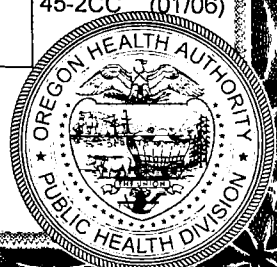
OREGON HEALTH AUTHORITY CENTER FOR HEALTH STATISTICS CERTIFICATE OF DEATH

777398
ID TAG NO

136-2017-005090
STATE FILE NUMBER

TO BE COMPLETED BY FUNERAL FACILITY	Legal Name				First	Middle	Last	Suffix	Death Date	
					Carl	Wendel	Addington		February 25, 2017	
	Sex		Age	Social Security Number		County of Death				
	Male		83 years	[REDACTED]-1375		Jackson				
	Birthdate		Birthplace		Was Decedent Ever in U.S. Armed Forces?					
	June 03, 1933		Adel, Oklahoma		Yes					
	Residence:				City/Town					
	100 Conner Way				Crescent City					
	Residence County			State or Foreign Country		Zip Code + 4		Inside City Limits?		
	Del Norte			California		95531		No		
	Marital Status at Time of Death			Spouse's Name Prior to First Marriage						
	Widowed			Doris Laverne Tognoli						
	Father's Name				Mother's Name Prior to First Marriage					
	Roy Wade Addington				Edith Kisse					
	Informant's Name		Telephone Number		Relationship to Decedent		Mailing Address			
Randall Addington		Not Available		Nephew		1014 Marin Street, Vallejo, CA 94590				
Place of Death				Facility Name						
Hospital-Inpatient				Asante Rogue Regional Medical Center						
Location of Death				City/Town or Location of Death		State		Zip Code + 4		
2825 E Barnett Road				Medford		Oregon		97504		
Method of Disposition		Place of Disposition				Location (City/Town and State)				
Removal From State		Del Norte County Veteran's Cemetery				Crescent City, California				
Name and Complete Address of Funeral Facility										
Hull & Hull Funeral Directors								612 NW A Street, Grants Pass, Oregon 97526		
Date of Disposition		Funeral Director's Signature				Electronically Signed		OR License Number		
TBD		Lyn D Stanger						CO-3569		
Registrar's Signature				Date Received		Local File Number				
Jennifer A. Woodward				March 01, 2017						
Amendment										

TO BE COMPLETED BY MEDICAL CERTIFIER	Was case referred to Medical Examiner?		Autopsy?		Were autopsy findings available to complete the cause of death?			Time of Death	
	No		No					04:42 AM	
	CAUSE OF DEATH								
	IMMEDIATE CAUSE ↓								
	a. acute respiratory failure with hypoxia due to H. influenza							Approximate Interval: Onset to Death	
	Due to (or as a consequence of) ↓							2 weeks	
	b. sepsis							2 weeks	
	Due to (or as a consequence of) ↓							2 weeks	
	c. pneumonia							2 weeks	
	Due to (or as a consequence of) ↓								
	d.								
	Other significant conditions contributing to death								
	Manner of Death		If Female		Did tobacco use contribute to death?				
	Natural		Not Applicable		Yes				
	Date of Injury		Time of Injury		Place of Injury		Injury at Work?		
Location of Injury									
Describe how injury occurred									
If transportation injury, specify.									
Name and Address of Certifier				Date Signed					
Mirella Titianu				2640 E Barnett Road E-333, Medford, Oregon 97504					
Name and Title of Attending Physician if Other than Certifier				Date Signed					
				March 01, 2017					
Medical Certifier		Electronically Signed		Title of Certifier		License Number			
Mirella Titianu				M.D.		MD169547			
Amendment									



I CERTIFY THAT THIS IS A TRUE, FULL AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORD FACTS ON FILE IN THE VITAL RECORDS UNIT OF THE OREGON CENTER FOR HEALTH STATISTICS



DATE ISSUED March 02, 2017

Jennifer A. Woodward
JENNIFERA WOODWARD PH.D
STATE REGISTRAR

SMALL ESTATE DECLARATION
California Probate Code Section 13100-13116

Randall Addington, Successor Trustee of The Carl W. Addington Sr. Living Trust (“Declarant”) hereby declares:

1. Declarant makes this Declaration to induce Kingsbury Crossing to transfer to Declarant the property described below under Sections 13100-13116 of the California Probate Code.
2. California Probate Code Sections 13105-13106 provide that if Declarant signs a declaration that meets the statutory requirements and delivers the declaration to Kingsbury Crossing then:
 - A. Declarant is entitled to have the described property paid, transferred or delivered to Declarant (§ 13105(a)(1));
 - B. Kingsbury Crossing’s receipt of the Declaration is sufficient acquittance for the payment, transfer or delivery of the described property and discharges Kingsbury Crossing from any further liability with respect to the described property (§ 13106(a));
 - C. Kingsbury Crossing may rely in good faith on the statements in the Declaration, and Kingsbury Crossing has no duty to inquire into the truth of any statement in the Declaration (§ 13105(b));
 - D. If Kingsbury Crossing refuses to pay, transfer or deliver the described property to Declarant within a reasonable time, Declarant may recover the described property or compel payment of the funds in an action brought for that purpose against Kingsbury Crossing. If an action is brought against Kingsbury Crossing, the court will award reasonable attorney’s fees to Declarant if the court finds that Kingsbury Crossing acted unreasonably in refusing to pay, transfer or deliver the described property to Declarant (§ 13105(b)).
3. CARL ADDINGTON (“Decedent”), a resident of California, died on February 25, 2017 in Medford, Oregon.
4. At least 40 days have elapsed since the death of Decedent, as shown in a certified copy of Decedent’s death certificate attached to this Declaration.

In re: Carl Addington, Decedent

Gino deSolenni
Attorney at Law
384 G Street
Crescent City, CA 95531
(707) 464-6181

5. No proceeding is now being or has been conducted for administration of Decedent's estate.
6. The current gross fair market value of Decedent's real and personal property in California, excluding the property described in Section 13050 of the California Probate Code, does not exceed one hundred fifty thousand dollar (\$150,000.00).
7. Decedent's property that is to be paid, transferred or delivered to Declarant is: Real Property in the county of Douglas, State of Nevada, (See, Exhibit A For Legal Description) that is held by Kingsbury Crossing 4025 E. La Palma Avenue, Suite 101, Anaheim, CA 92807.
8. Declarant is the successor of Decedent (as defined in Section 13006 of the California Probate Code) to Decedent's interest in the described property.
9. No other person has a superior right to Decedent's interest in the described property to Declarant.
10. Declarant requests that Kingsbury Crossing pay, transfer or deliver the described property to Declarant.
11. Declarant declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on April 17, 2017, at Crescent City, California.



Randall Addington
Successor Trustee of The
Carl W. Addington Sr.
Living Trust

In re: Carl Addington, Decedent

Gino deSolenni
Attorney at Law
384 G Street
Crescent City, CA 95531
(707) 464-6181

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.

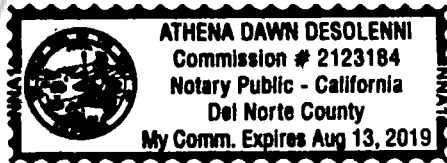
STATE OF CALIFORNIA)
)
)
COUNTY OF DEL NORTE)

On, April 17, 2017, before me, Athena Dawn deSolenni, a Notary Public, personally appeared Randall Addington, Successor Trustee of The Carl W. Addington Sr. Living Trust who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within attached Small Estate Declaration and acknowledged to me that he executed the same in his authorized capacity, and that by his 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.

My commission expires: August 13, 2019



Athena Dawn deSolenni
NOTARY

In re: Carl Addington, Decedent

Gino deSolenni
Attorney at Law
384 G Street
Crescent City, CA 95531
(707) 464-6181

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