

APN: 1320-32-613-030

RECORDING REQUESTED BY AND
MAIL TO:



00062590201709049510120122

KAREN ELLISON, RECORDER

JENNIFER YTURBIDE, ESQ.
YTURBIDE LAW PC
1701 County Road, Suite M
Minden, NV 89423

CERTIFICATION OF TRUST

THE DENISE DANGBERG TRUST

CERTIFICATION OF TRUST

(California Probate Code Section 18100.5)

The undersigned, JOANN THALER, as the currently acting trustee, does hereby certify to each of the following:

1. This Certification of Trust is made pursuant to California Probate Code Section 18100.5.
2. The Denise Dangberg Trust (hereinafter the "Trust") is currently in existence, and was originally created on January 18, 1991. The Trust was amended and restated by a First Amendment dated March 15, 2006, and further amended by the Second Amendment dated May 5, 2015.
3. The name of the Settlor of the Trust is DENISE DANGBERG.
4. Denise Dangberg died on June 22, 2017. A copy of the Death Certificate is attached as Exhibit A.
5. JoAnn Thaler is named as Successor Trustee of the Denise Dangberg Trust.
6. Exhibit B, which is attached hereto and incorporated herein by reference, consists of a copy of the powers conferred upon the Trustee.
7. The tax payer identification number for the Trust is 82-6503600.
8. The Trust has not been revoked, modified or amended in any manner which would cause the foregoing representative to be incorrect.
9. This Certification is being signed by the current Trustee of the Trust.
10. Pursuant to California Probate Code Section 18100.5(f), a person who acts in reliance upon this certificate without actual knowledge that it is incorrect is not liable to any person for so acting.
11. The person to whom this Certification is delivered shall have no responsibility with respect to any of the provisions of the Trust.
12. The interest in real properties held by the trust are as follows:
 - a. Real property commonly known as 5208 Morro Bay Drive, Carmichael, County of Sacramento, State of California.

Legal Description:

Lot 10, as shown on the "Plat of Louise Glen", recorded in Book 104 of Maps, Map No. 27, records of said County.

APN 283-0183-010-0000

This legal description was previously recorded on February 21, 1991, Book No. 91 0221, Page No.1128.

- b. Real property commonly known as 1513 Circle Drive, Gardnerville, County of Douglas, State of Nevada.

Legal Description:

PARCEL NO. 1: Lot 10, Block B of Meneleys Addition to the Town of Gardnerville.

PARCEL NO. 2: The West 1/2 of Lot 11, adjoining Lot 10, being 120 feet long, 35 feet wide on Circle Drive end and 43.40 feet wide on the North end, in Block "B", in Meneley Addition to the Town of Gardnerville, Douglas County, Nevada, as per map on file in the County Recorder's Office of Douglas County, Nevada.

APN 25-283-12

Parcel No. 1320-32-613-030

This legal description was previously recorded as Document No.0436821 on April 8, 1998, Book No. 0498, Page No. 1296.

- c. Real property commonly known as 310 Old Pony Express Road, Markleeville, County of Alpine, State of California and pasture/open space land:

Legal Description:

North half of the southwest quarter; north half of southeast quarter less five acres deed to Henningsen; southeast quarter of southwest quarter; Southwest quarter of southeast Section 26 also that part of the northeast quarter of the northwest quarter Section 35, northwest of a line starting 470 feet north of the southwest corner, and extending to a point on section line 330 feet west of the northeast quarter corner, reserving a right-of-way 24 ft. wide through the uncultivated area for egress to retained portion. Also that part of Northwest quarter of northwest Section 35 bounded as follows, to wit: Beginning at a point on the State highway right-of-way line 900 feet east of Section 34 and 1125 feet south of Section 26 being 68 feet northeasterly of the east wall of the existing stone cellar and running westerly 92 feet to a point west of water spring, thence northerly to a point on the section line 600 feet east of the corner common to Sections 26, 27, 34 and thirty-five, thence east 720 feet to northeast corner, thence South 850 feet to point on line, thence west 167 feet to a point, thence north one hundred feet to point on northwest side of State highway,

thence southwesterly along such highway right-of-way to point of beginning, less land deeded to Lincoln School District, and highway right-of-way 30 feet in width, together with the privilege of installing and maintaining two 3/4 inch pipe lines on adjacent land, one of which may be tapped into mountain water main, and other to spring, all in Township 11 North, Range 19 East, M.D.B.& M.

EXCEPTING THEREFROM that property described in Deed dated January 28, 1958, and recorded January 28, 1958, in Book H, Page 176 in the Office of the County Recorder of Alpine County California; and

EXCEPTING THEREFROM that property described in Deed dated January 28, 1958, and recorded January 28, 1958, in Book H, Page 177 in the Office of the County Recorder of Alpine County, California; and

EXCEPTING THEREFROM that property described in Deed dated January 6, 1900, and recorded January 20, 1900 in Old Book H, Page 179 in the Office of the County Recorder of Alpine County, California, and

EXCEPTING THEREFROM that property described in Deed dated December 5, 1967, and recorded December 29, 1967, Book 10, Page 122 in the office of the County Recorder of Alpine County, California; and

EXCEPTING easements, rights, right-of-way of record;
comprising of a rental house and 245.8 acres of land in Woodfords,
California,

APN 001-08-0-001-0.

This legal description was previously recorded as Document No. 000594 on June 18, 1998, Book No. 0087 Page No. 1864.

- d. Real property commonly known as undeveloped land located in Hope Valley, California –
Legal Description

Beginning at a point Forty (40) rods East of the Southwest corner of the Northwest quarter of the northeast quarter of Section Seven (7), Township Ten (10) North, Range Nineteen (19) East, M.D.B.& M., and running thence West forty (40) rods to the Southwest corner of the Section aforesaid; thence North sixty (60) rods along the quarter Section line; thence Southeasterly in a direct line to point of beginning.

Excepting easements, rights, rights-of-ways of record;

comprising 6.12 acres of land in Hope Valley, California

APN 002-13-0-006-0.

This legal description was previously recorded as Document No. 000594 on June 18, 1998, Book No. 0087, Page No. 1864.

- e. An undivided 50% interest as a tenant in common in real property commonly known as Lincoln School site, County of Alpine, State of California:
Legal Description:

All that certain piece of parcel of land known as the Lincoln School grounds located in Woodfords, Alpine County, California, lying in the NW 1/4 of the NW 1/4 of Section 35, Township 11 North, Range 19 East., M.D.B.& M., and more particularly described as follows:

BEGINNING at the One-quarter corner common to Section 34 and 35, Township 11 North, Range 19 East, M.D.B.& M., and running thence North $30^{\circ}18'10''$ East 2114.13 feet to a point located North $31^{\circ}17'50''$ East 527.97 feet from Engineer's Station 11 plus 59.70, P.O.T., as that point is described in a deed dated June 13, 1940, from Grant P. Merrill and Angie T. Merrill to the State of California, Division of Highways, recorded in Book D page 265 Official Records of Alpine County, California, which above described point is the true point of beginning and the most Southerly corner of said Lincoln School ground; thence North $58^{\circ}01'$ West 192.00 feet to the most Westerly corner; thence North $13^{\circ}59'$ East 300.00 feet to the most Northerly corner; thence South $58^{\circ}01'$ East 192.00 feet to the most Easterly corner; thence South $13^{\circ}59'$ West 300.00 feet to the true point of beginning of said parcel of land, and comprising 1.32 acres, more or less.

SAVING AND EXCEPTING THEREFROM the following described portion of said parcel of land:

Beginning at the 3/4 inch iron pipe marking the most Southerly corner of said 1.32 acre parcel at coordinates Y-412,113.66 and X-2,621,154.74 feet; thence (1) along the Southwesterly line of said parcel, N. $60^{\circ}44'09''$ West, 68.12 feet; then (2) N. $87^{\circ}17'41''$ E., 23.54 feet; thence (3) N. $50^{\circ}48'22''$ E., 65.88 feet to the Easterly line of said parcel thence (4) along last said line, S. $11^{\circ}15'51''$ W., 77.54 feet to the point of beginning, containing 0.05 of an acre, more or less.

Part of APN 001-08-0-001-0.

This legal description was previously recorded as Document No. 00598 on June 18, 1998, Book No. 0087, Page No. 1878.

- f. An undivided 50% interest as a tenant in common in real property commonly known as Monroe property, California:

Legal Description:

The South half of the Southeast quarter of Section 34, and the South half of the Southwest quarter of Section 35, Township 11 North, Range 19 East, M.D.B.& M., containing approximately 160 acres more or less.

EXCEPTING THEREFROM that property described in Deed dated March 8, 1966, and recorded June 23, 1966, in Book 7, Page 334 in the Office of the County Recorder of Alpine County, California; and

EXCEPTING THEREFROM that property described in Deed dated June 1, 1960, and recorded June 14, 1960, in Book I (eye), Page 42 in the Office of the County Recorder of Alpine County, California; and

EXCEPTING THEREFROM that property described in Deed dated August 15, 1961, and recorded February 6, 1962, in Book I (eye), Page 317 in the Office of the County Recorder of Alpine County, California; and

EXCEPTING THEREFROM that property described in Deed dated September 15, 1961, and recorded October 13, 1961, in Book I (eye), Page 242 in the Office of the County Recorder of Alpine County, California; and

EXCEPTING THEREFROM that certain parcel of land conveyed to Arnold E. and Cora E. Flowers by deed recorded June 8, 1971, Volume 13, Book OR, page 779 in the official records of the County Recorder, Alpine County, California; and

EXCEPTING THEREFROM that certain parcel of land conveyed to Gary J. and Beverly J. Robinson by deed recorded April 11, 1977, Volume 26, Book OR, page 32 in the official records of the County Recorder, Alpine County, California; and

EXCEPTING THEREFROM that certain parcel of land conveyed to George W. and Patricia Asay by deed recorded July 28, 1977, Volume 26, Book OR, page 686, in the official (sic) records of the County Recorder, Alpine County, California; and

EXCEPTING THEREFROM that certain parcel of land conveyed to George W. and Patricia Asay by deed recorded March 6, 1978, Volume 29, Book OR, page 392 and 393 in the official (sic) records of the County Recorder, Alpine County, California; and

EXCEPTING THEREFROM that certain parcel of land conveyed to Harold and Mary Ann Duarte by deed recorded January 30, 1980, Volume 35, page 132 of the official records of the County Recorder, Alpine County, California;

EXCEPTING easements, rights, rights-of-way of records;

comprising an undivided 50% interest in approximately 71.09 acres of land in Woodfords, California, APN 001-23-0-015-0;

comprising an undivided 50% interest in approximately 80 acres of land in Woodfords, California, APN 001-08-0-007-0.

This legal description was previously recorded as Document No. 00596 on June 18, 1998, Book No. 0087, Page No. 1872.

13. The undersigned Trustee declares, under penalty of perjury under the laws of the State of California, that the foregoing is true and correct. This Certification of Trust is executed by the Trustee on the date set forth below, as set forth with more particularity in the Notarial Acknowledgment below.

Dated: September 27, 2017.

JoAnn Thaler

JOANN THALER, Trustee

STATE OF NEVADA)
COUNTY OF DOUGLAS)

On September 27, 2017, before me, a Notary Public, personally appeared JOANN THALER personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within CERTIFICATION OF TRUST and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Karen L. Humphreys* _____ (Seal)

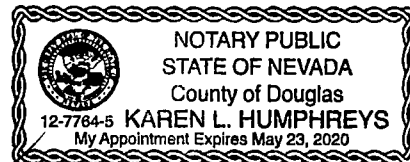


EXHIBIT A

COPY

EXHIBIT A

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF SACRAMENTO

DEPARTMENT OF HEALTH AND HUMAN SERVICES

3052017132972

CERTIFICATE OF DEATH

3201734006002

Form with sections: DECEASED'S PERSONAL DATA, USUAL RESIDENCE, INFORMANT, SPOUSE/GRAP AND PARENT INFORMATION, FUNERAL DIRECTOR LOCAL REGISTRAR, PLACE OF DEATH, CAUSE OF DEATH, PHYSICIAN'S CERTIFICATION, CORONER'S USE ONLY, STATE REGISTRAR.

CERTIFIED COPY OF VITAL RECORDS STATE OF CALIFORNIA, COUNTY OF SACRAMENTO

This is a true and exact reproduction of the document officially registered and placed on file with Sacramento County Department of Health and Human Services

DATE ISSUED August 11, 2017

This copy is not valid unless prepared on an engraved border, displaying the date, seal and signature of the Registrar

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

Barcode and number: *001675863*

Signature: Olivia Kasirye MD

OLIVIA KASIRYE, MD LOCAL HEALTH OFFICER



STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF SACRAMENTO

DEPARTMENT OF HEALTH AND HUMAN SERVICES

3052017132972

STATE FILE NUMBER

1.1

PHYSICIAN/CORONER'S AMENDMENT

NO ERASURES, WHITEOUTS, PHOTOCOPIES,
OR ALTERATIONS

3201734006002

LOCAL REGISTRATION NUMBER

BIRTH DEATH FETAL DEATH

TYPE OR PRINT CLEARLY IN BLACK INK ONLY - THIS AMENDMENT BECOMES AN ACTUAL PART OF THE OFFICIAL RECORD

PART I INFORMATION TO LOCATE RECORD

INFORMATION AS IT APPEARS ON ORIGINAL RECORD	1A. NAME—FIRST DENISE	1B. MIDDLE ALICE	1C. LAST DANGBURG	2. SEX F
	3. DATE OF EVENT—MM/DD/CCYY 06/22/2017	4. CITY OF EVENT SACRAMENTO	5. COUNTY OF EVENT SACRAMENTO	

PART II STATEMENT OF CORRECTIONS

	6. CERTIFICATE ITEM NUMBER	7. INFORMATION AS IT APPEARS ON ORIGINAL RECORD	8. INFORMATION AS IT SHOULD APPEAR
LIST ONE ITEM PER LINE	3	DANGBURG	DANGBERG

I HEREBY DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DECLARATION OF CERTIFYING PHYSICIAN OR CORONER	9. SIGNATURE OF CERTIFYING PHYSICIAN OR CORONER 	10. DATE SIGNED—MM/DD/CCYY 7/15/17	11. TYPED OR PRINTED NAME AND TITLE/DEGREE OF CERTIFIER MELISSA M. MARIANO M.D.	
	12. ADDRESS—STREET and NUMBER 2025 MORSE AVE.	13. CITY SACRAMENTO	14. STATE CA	15. ZIP CODE 95825

STATE/LOCAL REGISTRAR USE ONLY	16. OFFICE OF VITAL RECORDS OR LOCAL REGISTRAR STATE REGISTRAR - OFFICE OF VITAL RECORDS	17. DATE ACCEPTED FOR REGISTRATION—MM/DD/CCYY 08/04/2017
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STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC HEALTH, OFFICE OF VITAL RECORDS FORM VS 24A (REV. 1/08) *0201003813845*

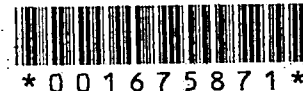
1.1

CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA, COUNTY OF SACRAMENTO

This is a true and exact reproduction of the document officially registered and placed on file with Sacramento County Department of Health and Human Services.

DATE ISSUED August 11, 2017



Olivia Kasirye MD

OLIVIA KASIRYE, MD
LOCAL REGISTRAR

PENCO (REV) 02/16

This copy is not valid unless prepared on an engraved border, displaying the date, seal and signature of the Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



EXHIBIT B

COPY

EXHIBIT B

ARTICLE 6
TRUSTEE'S MANAGEMENT AND ADMINISTRATION

6.01. Trustee's Powers. The Trustee has all of the powers now provided by California Probate Code sections 16200 through 16249. The Trustee's powers will not be reduced if these sections are amended or repealed, but the Trustee's powers will be increased by any powers added by future amendments to these sections and by any powers added to the California Probate Code in the future. In addition, Denise gives the Trustee the following specific powers, whether these powers clarify, expand or change the powers the Trustee would otherwise have under California law:

- A. Continue or participate in the operation of a business or enterprise, notwithstanding the provisions of California Probate Code section 16222.
- B. Pledge, hypothecate, mortgage, grant security interests in or encumber trust assets to secure or guarantee any obligations of: (1) the trust; (2) Denise; (3) the joint debts of the trust and a co-owner of trust property; (4) any corporation, partnership or other entity in which the trust or Denise has an interest; or (5) any corporation, partnership or other entity in which Denise is an officer or managing agent.
- C. Lend money to any person on terms the Trustee determines are fair and reasonable under the circumstances, and accept, hold and enforce security interests for debts to the trust.
- D. Invest in corporations, general or limited partnerships, limited liability companies, mutual funds, closed-end or open-end investment companies, investment trusts, money market funds and any common trust fund operated by any Trustee.
- E. Buy, sell and trade in securities of any nature, including options, short sales or on margin and for such purposes, maintain and operate margin accounts with brokers.

6.02. Administration Provisions. In administering the trust, the Trustee is authorized to take the following actions:

- A. Make divisions, allocations and distributions, pro rata or not pro rata, in cash or in kind or partly in each. The Trustee is not required to consider the tax basis of assets.

Initials: D.D.