

This instrument was recorded at the request of:

✓ BENEDICT & MARTIN, P.L.L.C.
13211 North 103rd Avenue, Suite 3
Sun City, Arizona 85351



KAREN ELLISON, RECORDER

The recording official is directed to return
this instrument or a copy to the above person.

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THE McCABE FAMILY TRUST, Dated December 1, 2015

AFFIDAVIT OF SURVIVING TRUSTEE ON DEATH OF TRUSTOR

JOHN M. MARTIN, (*"Affiant"*) is over the age of 18 years and otherwise competent to testify in a court of law of the United States or its several states and make this Affidavit without being under fraud, duress, or undue influence from any person. The Affiant being first duly sworn, on oath deposes and says:

1. This Affidavit pertains to the following-described trust:

Name of Trust:	THE McCABE FAMILY TRUST
Date of Trust:	December 1, 2015
Date of First Amendment:	March 30, 2017
Date of Second Amendment:	September 22, 2017
Date of Third Amendment:	October 20, 2017
Trustor:	PATRICIA S. McCABE
Successor Trustee:	<i>Affiant</i> (JOHN M. MARTIN)

2. PATRICIA S. McCABE, (*"Decedent"*), was the Trustor of The McCabe Family Trust, dated December 1, 2015, (*"Trust"*). Decedent died on June 1, 2018, as evidenced by her Certificate of Death on file with the State of Arizona, Department of Health Services, Vital Records Section. A certified copy of Decedent's Certificate of Death is attached hereto as Exhibit "A" and incorporated herein by reference.

3. The *Trust* has not been revoked, and is in full force and effect. The powers of the Trustee include the power to take title and to transfer title to real estate, to borrow money and encumber the trust property with a deed of trust or mortgage, as well as full power to invest in assets and sell assets of every kind and description.

4. Pursuant to the Trust Agreement, *Affiant*, shall continue to serve as Trustee of the *Trust*.

5. The Original Trustees of the Paul F. McCabe Family Trust, dated December 31, 1993 took a Deed of Trust with Assignment of Rents of that certain real property locally known as 1314 Langley Drive, Gardnerville, Nevada 89490, as evidenced in a Deed of Trust executed on November 30, 2005; and recorded on December 8, 2005, as Instrument No. 106626831, APN: 1220-16-810-048. Said real property is legally described as:

LOT 3, IN BLOCK 1, AS SHOWN ON THE MAP OF C.E.S. SUBDIVISION, RECORDED JULY 2, 1980, IN BOOK 780, OF OFFICIAL RECORDS, AT PAGE 100, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 45876, AND CERTIFICATE OF AMENDMENT RECORDED AUGUST 13, 1982, IN BOOK 882, PAGE 575, AS DOCUMENT NO. 70146.

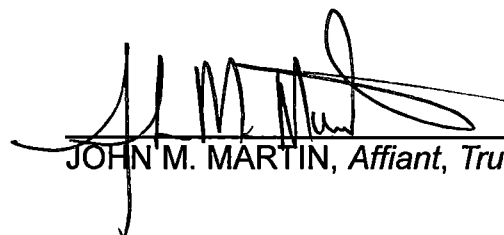
6. PAUL F. McCABE, ("Decedent"), died on September 6, 2015.

7. On December 15, 2015, Patricia C, McCabe, Surviving Trustee of the Paul F. McCabe Family Trust, dated December 31, 1993, assigned the Promissory Note from the Paul F. McCabe Family Trust, dated December 31, 1993 to the McCabe Family Trust, dated December 1, 2015, which was executed on December 11, 2015, and recorded on December 21, 2015, as Instrument No. 2015-874347 in the office of the County Recorder in Douglas County, Nevada and is attached hereto as Exhibit "B" and incorporated herein by reference.

8. This Affidavit is made to notify all persons concerned with the *Trust* that *Affiant* is the acting Trustee of the *Trust*.

9. I have read the foregoing and know of my own knowledge that the facts stated therein are true and correct and execute this Affidavit for the purposes set forth herein.

Dated: Sept. 19, 2018


JOHN M. MARTIN, *Affiant, Trustee*

STATE OF ARIZONA

County of Maricopa

} ss.

ACKNOWLEDGMENT

On this date, Sept 19, 2018, before me, the undersigned Notary Public, personally appeared JOHN M. MARTIN, who acknowledged being the person named herein and who, being authorized to do so, executed the foregoing instrument for the purposes contained therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Shirley Martin

Notary Expiration Date

Notary Public

EXHIBIT "A"

DEATH CERTIFICATE



STATE OF ARIZONA

CERTIFICATION OF VITAL RECORD

ORIGINAL
STATE COPY

STATE OF ARIZONA
DEPARTMENT OF HEALTH SERVICES-BUREAU OF VITAL RECORDS
CERTIFICATE OF DEATH

State File Number
102-2018-026589

1. DECEDENT'S LEGAL NAME (FIRST, MIDDLE, LAST, SUFFIX) PATRICIA, SHEA, MCCABE		2. AKA'S (IF ANY)		3. DATE OF DEATH 06/01/2018	
4. SEX FEMALE	5. SOCIAL SECURITY NUMBER ██████████ 4593	6. DATE OF BIRTH 06/18/1926	7. AGE 91 YEARS		
8. CITY/TOWN, COUNTY AND ZIP OR LOCATION OF DEATH SUN CITY, MARICOPA, 85351					
9. PLACE OF DEATH (TYPE OF PLACE OF DEATH AND FACILITY NAME/ADDRESS) RESIDENCE - 14215 N NEWCASTLE DRIVE					
10. BIRTHPLACE (CITY AND STATE OR FOREIGN COUNTRY) ASHLAND, KENTUCKY		11. MARITAL STATUS WIDOWED		12. NAME OF SURVIVING SPOUSE PRIOR TO FIRST MARRIAGE (FIRST, MIDDLE, LAST, SUFFIX) NOT LISTED	
13. DECEDENT'S USUAL RESIDENCE ADDRESS (STREET, CITY, COUNTY, STATE, ZIP) 14215 N NEWCASTLE DRIVE, SUN CITY, MARICOPA, AZ, 85351					
14. DECEDENT'S HISPANIC ORIGIN(S) NO, NOT SPANISH/HISPANIC/LATINO		15. DECEDENT'S RACE(S) WHITE		16. EVER IN ARMED FORCES NO	
17. OCCUPATION ELDER HOSTEL PROGRAM					
18. FATHER'S NAME (FIRST, MIDDLE, LAST, SUFFIX) JAMES, B., SHEA			19. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (FIRST, MIDDLE, LAST, SUFFIX) ANNA, L., WHITHAUSE		
20. INFORMANT'S NAME (FIRST, MIDDLE, LAST, SUFFIX) PATRICK, S., MCCABE				21. RELATIONSHIP SON	
22. INFORMANT'S MAILING ADDRESS PO BOX 1060, POINT ARENA, CA, 95468					
23. NAME AND ADDRESS OF FUNERAL FACILITY OR RESPONSIBLE PERSON MENKE FUNERAL & CREMATION CENTER 12420 N 103RD AVENUE, SUN CITY, AZ, 85351			24. FUNERAL DIRECTOR'S NAME OR RESPONSIBLE PERSON ROBERT, ZIMMERMAN		25. LICENSE NUMBER F1176
26. METHOD(S) OF DISPOSITION CREMATION		27. NAME AND LOCATION OF 1ST DISPOSITION FACILITY DECA CREMATION SERVICES, INC., PHOENIX, AZ, US		28. NAME AND LOCATION OF 2ND DISPOSITION FACILITY	

MEDICAL CERTIFICATION SECTION CAUSE OF DEATH PART I

29. A. IMMEDIATE CAUSE OF DEATH COMPLICATIONS OF SEVERE CEREBROVASCULAR DISEASE AND INFARCT		30. APPROXIMATE INTERVAL YEARS	
31. B. DUE TO OR AS A CONSEQUENCE OF HYPERTENSION		32. APPROXIMATE INTERVAL YEARS	
33. C. DUE TO OR AS A CONSEQUENCE OF		34. APPROXIMATE INTERVAL	
35. D. DUE TO OR AS A CONSEQUENCE OF		36. APPROXIMATE INTERVAL	

CAUSE OF DEATH PART II

37. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO THE DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I SEPSIS SECONDARY TO ASPIRATION PNEUMONIA		38. INJURY? NO	39. INJURY AT WORK?	40. MANNER OF DEATH NATURAL DEATH
		41. TIME OF DEATH 10:47 AM	42. WAS AN AUTOPSY PERFORMED? NO	43. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?

CAUSE AND MANNER CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, THE INFORMATION ABOVE IS CORRECT AND THE DEATH OCCURRED DUE TO THE CAUSE(S) AND MANNER STATED		44. NAME OF PERSON COMPLETING CAUSE OF DEATH SUSAN, LAURA, PEPP	45. DATE CERTIFIED 06/04/2018
46. CERTIFIER'S ADDRESS 275 E GERMANN ROAD #SUITE 110N, GILBERT, AZ, 85297			

Date Registered: 06/06/2018

Date Issued: 06/08/2018

VS-49 Rev. 12/2017



0861363

This is a true certification of the facts on file with the Arizona Department of Health Services, Bureau of Vital Records, PHOENIX, ARIZONA
Revised 07/2016

Krystal Colburn
KRYSTAL COLBURN
ASSISTANT STATE REGISTRAR

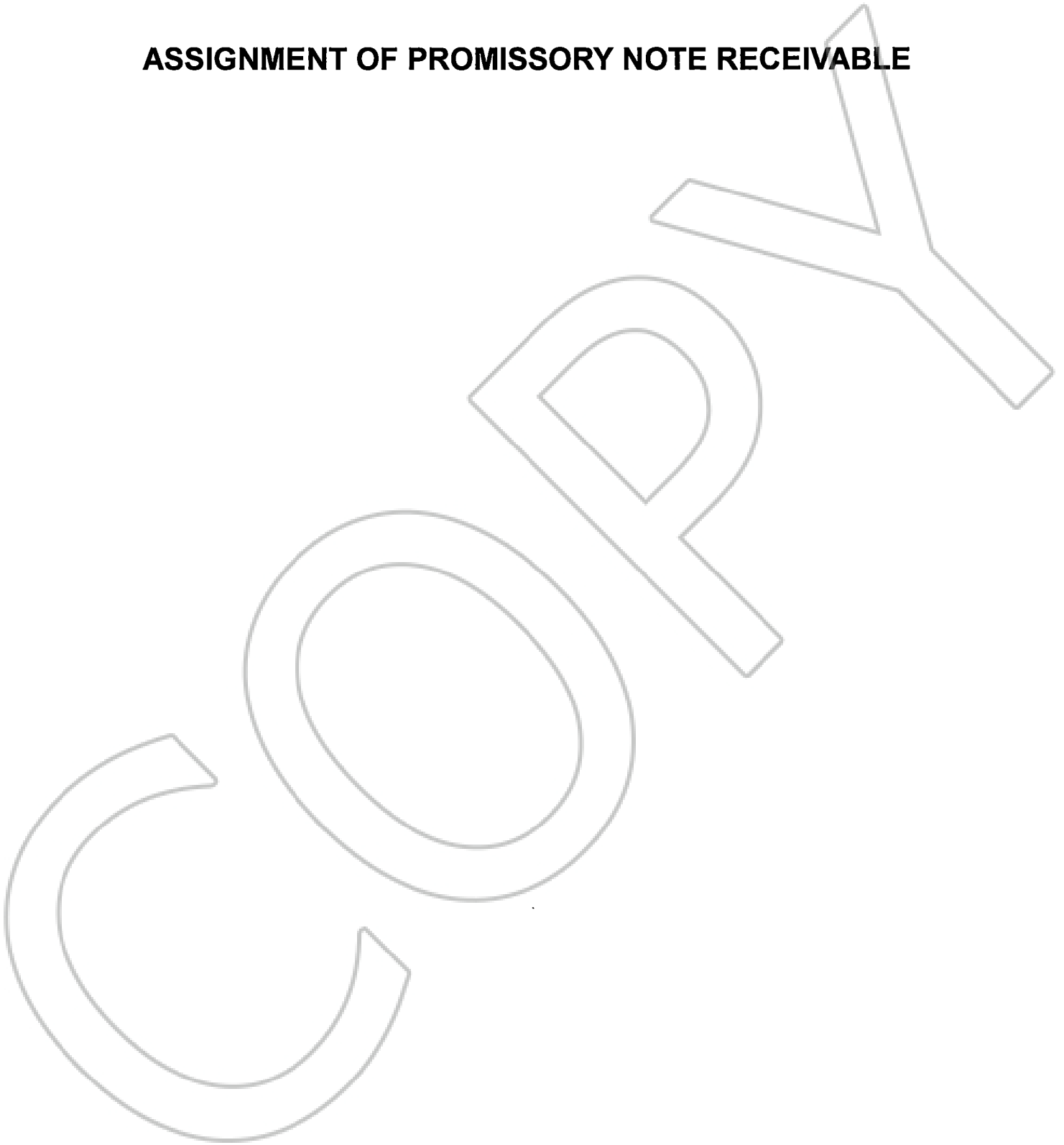


This copy not valid unless prepared on a form displaying the State Seal and impressed with the raised seal of the issuing agency

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

EXHIBIT "B"

ASSIGNMENT OF PROMISSORY NOTE RECEIVABLE



This instrument was recorded at the request of:

✓ BENEDICT & MARTIN, PLLC
13211 N. 103rd Avenue, Suite 3
Sun City, Arizona 85351



The recording official is directed to return this instrument or a copy to the above person.

Space Reserved for Recording Information.

ASSIGNMENT OF PROMISSORY NOTE RECEIVABLE

Subject Property (Address): 1314 Langley Drive Gardnerville, NV 89460-8812	County and State: Douglas County, Nevada
APN: 1220-16-810-048	
Assignor (Name, Address, Zip Code): PAUL F. McCABE FAMILY TRUST, DATED DECEMBER 31, 1993 PATRICIA S. McCABE, Sole Trustee 14215 N Newcastle Drive Sun City, Arizona 85351	Assignee (Name, Address, Zip Code): THE McCABE FAMILY TRUST, Dated December 1, 2015 PATRICIA S. MCCABE, Trustee 14215 N Newcastle Drive Sun City, Arizona 85351

Promissory Note Receivable Assigned (Description):

That certain Promissory Note dated November 30, 2005, for the principal amount of Two Hundred Eighty-three Dollars (\$283,500.00) by and between Matthew D. Shadiow and Leticia R. Romero and Patricia S. McCabe, secured by Deed of Trust which Deed of Trust with the Douglas County Recorded on December 8, 2005 with instrument No.: 0662683.

Said note was modified on November 1, 2011 for the principal amount of One Hundred Forty Thousand Dollars (\$140,000.00) by and between both parties and recorded with the Douglas County Recorder on October 31, 2011 with instrument No.: 0791814.

For valuable consideration, receipt of which is acknowledged by Assignor, Assignor assigns all of Assignor's rights, title, and interest in the Property Assigned to Assignee.

Assignor:


**PAUL F. McCABE FAMILY TRUST,
Dated December 31, 1993
PATRICIA S. McCABE, Sole Trustee**



PATRICIA S. McCABE

Assignee:

**THE McCABE FAMILY TRUST,
Dated December 1, 2015
PATRICIA S. McCABE, Trustee**



PATRICIA S. McCABE

STATE OF ARIZONA

County of Maricopa

} ss.


ACKNOWLEDGMENT

On this date, Dec. 11, 2015 the foregoing instrument was acknowledged before me by PATRICIA S. McCABE, who acknowledged that she is the persons named herein and has executed the foregoing instrument for the purposes contained therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Expiration Date 11-28-2016



Notary Public

When Recorded Mail copy to:

Matthew D. Shadiow and Leticia R. Romero n/k/a Leticia R. Shadiow
1781 Parkview Green Circle
San Jose, Ca 95131