

APN: 112105000012

R.P.T.T.: \$0.00

Recording Requested By:

Linda Jane Tipton
160 US Highway 395 North
Gardnerville, NV 89410

After Recording Mail To:

Linda Jane Tipton
160 US Highway 395 North
Gardnerville, NV 89410

Send Subsequent Tax Bills To:

Linda Jane Tipton
160 US Highway 395 North
Gardnerville, NV 89410

AFFIDAVIT TERMINATING JOINT TENANCY

64990387-4743987

TITLE OF DOCUMENT

3415365638

The undersigned, **Linda Jane Tipton**, of legal age, being first duly sworn, deposes and states the following as required by NRS 111.365:

1. That **Ronald Denese Tipton**, having become deceased on **November 23, 2011**, pursuant to the attached certified copy Certificate of Death, is the same person as **Ronald D. Tipton**, named as one of the parties in that certain **Deed** dated **June 29, 1995**, by **Leon Mark Kizer and Sherrada Kizer, husband and wife to Ronald D. Tipton and Linda Jane Tipton, husband and wife, as joint tenants with right of survivorship**, recorded on **July 25, 1995**, in Book **795**, at Page **3604**, as Recorded Document No. **366770**, of Official Records of the Douglas County Recorder's Office, Douglas County, State of Nevada.
2. The real property subject hereof is situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: **160 US Highway 395 North
Gardnerville, Nevada 89410**

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on **July 25, 1995**, as Document No. **366770** in Douglas County Records, Douglas County, Nevada.

3. That the undersigned affiant, **Linda Jane Tipton**, is the surviving spouse and joint tenant of the named decedent.

I, **Linda Jane Tipton**, hereby affirm that this document submitted for recording contains personal information (social security number, driver's license number or identification card number) of a person as required by a specific law, public program or grant that requires the inclusion of the personal information. The Nevada Revised Statute (NRS), public program or grant referenced is (NRS) 40.525.



Linda Jane Tipton

Affiant
Title

(Attached to and becoming a part of Affidavit Terminating Joint Tenancy dated: November 1, 2018 for Ronald D. Tipton.)

DATED this 1st day of November, 2018.

Linda Jane Tipton
Linda Jane Tipton

STATE OF NEVADA)
COUNTY OF DOUGLAS) SS

SUBSCRIBED AND SWORN before me this 1st day of NOVEMBER, 2018, by **Linda Jane Tipton**.

NOTARY STAMP/SEAL

Benevia Price
Notary Public

NOTARY PUBLIC
Title and Rank
My Commission Expires: 6/11/2019

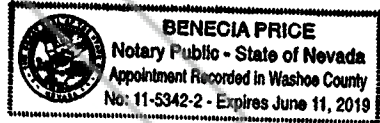


EXHIBIT "A"
LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DOUGLAS IN THE STATE OF NV

PARCEL 1:

PARCEL K OF SECTION 5, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.M., IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, ACCORDING TO THE OFFICIAL MAP THEREOF.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR ACCESS AND PUBLIC UTILITY PURPOSES OVER PORTIONS OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.M., IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS GRANTED BY THE UNITED STATES OF AMERICA TO LEON MARK KIZER BY THAT CERTAIN INSTRUMENT ENTITLED "GRANT OF EASEMENT FOR RIGHT-OF-WAY" RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JULY 25, 1995 IN BOOK 795 OF OFFICIAL RECORDS, PAGE 3585, AS DOCUMENT NO. 366767, DESCRIBED AS FOLLOWS:

(A) A NON-EXCLUSIVE EASEMENT FOR PUBLIC ACCESS AND GENERAL PUBLIC UTILITY PURPOSES 50.00 FEET IN WIDTH LYING 25.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL N AS SHOWN ON THE PLAT OF THE DEPENDENT RESURVEY AND SURVEY TOWNSHIP 11 NORTH, RANGE 21 EAST, OF THE MOUNT DIABLO MERIDIAN, NEVADA ACCEPTED ON FEBRUARY 10, 1992, AND ON THE FILE IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT, RENO, NEVADA; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL NORTH SOUTH 00 DEGREES 05 MINUTES 40 SECONDS EAST, A DISTANCE OF 32.28 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF THIS 50.00 FOOT WIDE PUBLIC ACCESS AND GENERAL PUBLIC UTILITY EASEMENT; THENCE LEAVING SAID WESTERLY LINE AND ALONG SAID CENTERLINE SOUTH 53 DEGREES 57 MINUTES 30 SECONDS EAST A DISTANCE OF 2,840.29 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL F AS SHOWN ON THE AFORESAID PLAT AND THE TERMINUS POINT OF THIS 50.00 FOOT WIDE PUBLIC ACCESS AND GENERAL PUBLIC UTILITY EASEMENT, AND FROM WHICH POINT OF TERMINUS THE NORTHEAST CORNER OF SAID PARCEL F BEARS NORTH 35 DEGREES 10 MINUTES 40 SECONDS EAST A DISTANCE OF 12.77 FEET.

THE SIDE LINES OF SAID EASEMENT BEING SHORTENED OR LENGTHENED ON THE NORTHWEST END AS NECESSARY TO MEET THE WESTERLY BOUNDARY OF SAID PARCEL N AND ON THE SOUTHEAST END AS NECESSARY TO MEET THE NORTHEASTERLY AND SOUTHEASTERLY BOUNDARIES OF SAID PARCEL F.

(B) A NON-EXCLUSIVE EASEMENT FOR PUBLIC ACCESS PURPOSES 130.00 FEET IN WIDTH LYING 65.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE LINE:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL N AS SHOWN ON AFORESAID PLAT; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL SOUTH 00 DEGREES 05 MINUTES 40 SECONDS EAST A DISTANCE OF 32.28 FEET;

EXHIBIT "A"
LEGAL DESCRIPTION (continued)

THENCE LEAVING SAID WESTERLY LINE SOUTH 53 DEGREES 57 MINUTES 30 SECONDS EAST A DISTANCE OF 536.04 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF 130.00 FOOT WIDE PUBLIC ACCESS EASEMENT THENCE ALONG SAID CENTERLINE NORTH 36 DEGREES 02 MINUTES 30 SECONDS EAST A DISTANCE OF 49.69 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY LINE OF AFORESAID PARCEL N AND THE TERMINUS POINT OF THIS 130.00 FOOT WIDE PUBLIC ACCESS EASEMENT AND FROM WHICH TERMINUS POINT THE NORTHEAST CORNER OF SAID PARCEL N BEARS SOUTH 54 DEGREES 40 MINUTES 20 SECONDS EAST A DISTANCE OF 128.24 FEET.

THE SIDE LINES OF SAID EASEMENT BEING SHORTENED OR LENGTHENED ON THE NORTHEAST END AS NECESSARY TO MEET THE NORTHEASTERLY BOUNDARY OF SAID PARCEL N.

(C) A NON-EXCLUSIVE EASEMENT FOR PUBLIC ACCESS PURPOSES 50.00 FEET IN WIDTH LYING 25.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL N AS SHOWN ON AFORESAID PLAT; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL SOUTH 00 DEGREES 05 MINUTES 40 SECONDS EAST A DISTANCE OF 32.28 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 53 DEGREES 57 MINUTES 30 SECONDS A DISTANCE OF 2,274.08 FEET TO THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF THIS 50.00 FOOT WIDE PUBLIC ACCESS EASEMENT; THENCE ALONG SAID CENTERLINE NORTH 36 DEGREES 02 MINUTES 30 SECONDS EAST A DISTANCE OF 68.38 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY LINE OF PARCEL G AS SHOWN ON AFORESAID PLAT AND THE TERMINUS POINT OF THIS 50.00 FOOT WIDE PUBLIC ACCESS EASEMENT AND FROM WHICH TERMINUS POINT ON THE NORTHEAST CORNER OF SAID PARCEL G SOUTH 50 DEGREES 27 MINUTES 38 SECONDS EAST A DISTANCE OF 205.71 FEET.

THE SIDE LINES OF SAID EASEMENT BEING SHORTENED OR LENGTHENED ON THE NORTHEASTERLY END AS NECESSARY TO MEET THE NORTHEASTERLY BOUNDARY OF SAID PARCEL G.

(D) A NON-EXCLUSIVE EASEMENT FOR PUBLIC ACCESS PURPOSES 110.00 FEET IN DIAMETER AND ENCOMPASSING ALL OF THE AREA LYING WITHIN 55.00 FEET OF THE FOLLOWING DESCRIBED RADIUS POINT:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL N AS SHOWN ON AFORESAID PLAT; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, SOUTH 00 DEGREES 05 MINUTES 40 SECONDS EAST A DISTANCE OF 32.28 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 53 DEGREES 57 MINUTES 30 SECONDS EAST A DISTANCE OF 2,466.74 FEET; THENCE SOUTH 36 DEGREES 02 MINUTES 30 SECONDS WEST A DISTANCE OF 30.00 FEET TO THE RADIUS POINT OF THIS 110.00 FOOT DIAMETER PUBLIC ACCESS EASEMENT AND ENCOMPASSING ALL OF THE AREA LYING WITHIN 55.00 FEET OF SAID RADIUS POINT.

Metes and Bounds Legal Description by deed recorded 7/25/1995 as Instrument No. 366770.

Per NRS 111.312 – The Legal Description appeared previously in **Deed**, recorded on **July 25, 1995**, as Document No. **366770** in Douglas County Records, Douglas County, Nevada.

STATE OF NEVADA
CERTIFICATION OF VITAL RECORD

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC AND BEHAVIORAL HEALTH

VITAL STATISTICS
CERTIFICATE OF DEATH

CASE FILE NO. 3626687

2011018632
STATE FILE NUMBER

TYPE OR
PRINT IN
PERMANENT
BLACK INK

DECEDENT

IF DEATH
OCCURRED IN
INSTITUTION SEE
HANDBOOK
REGARDING
COMPLETION OF
RESIDENCE
ITEMS

PARENTS

DISPOSITION

TRADE CALL

CERTIFIER

REGISTRAR

CAUSE OF DEATH

CONDITIONS IF
ANY WHICH
GAVE RISE TO
IMMEDIATE
CAUSE
STATING THE
UNDERLYING
CAUSE LAST

1a. DECEASED NAME (FIRST, MIDDLE, LAST, SUFFIX) Ronald Denese TIPTON		2. DATE OF DEATH (Mo/Day/Year) November 23, 2011		3a. COUNTY OF DEATH Douglas	
3b. CITY, TOWN, OR LOCATION OF DEATH Gardnerville		3c. HOSPITAL OR OTHER INSTITUTION - Name (If not either, give street and 160 US Highway 395		3e. If Hosp. or Inst., indicate DOA, OP, Emer. Rm. Inpatient (Specify) Home	
4. SEX Male		5. RACE (Specify) White		6. Hispanic Origin? Specify No - Non-Hispanic	
7a. AGE - Last birthday (Years) 67		7b. UNDER 1 YEAR MOS DAYS		7c. UNDER 1 DAY HOURS MINS	
8. DATE OF BIRTH (Mo/Day/Yr) August 28, 1944		9a. STATE OF BIRTH (If not US/CA, name country) Oregon		9b. CITIZEN OF WHAT COUNTRY United States	
10. EDUCATION 16		11. MARITAL STATUS (Specify) Married		12. SURVIVING SPOUSE'S NAME (Last name prior to first marriage) Linda Jane GNIFFKE	
13. SOCIAL SECURITY NUMBER 4846		14a. USUAL OCCUPATION (Give Kind of Work Done During Most of Police Sergeant		14b. KIND OF BUSINESS OR INDUSTRY Law Enforcement	
15a. RESIDENCE - STATE Nevada		15b. COUNTY Douglas		15c. CITY, TOWN OR LOCATION Gardnerville	
15d. STREET AND NUMBER 160 US Highway 395		15e. INSIDE CITY LIMITS (Specify Yes or No) No		16 FATHER/PARENT - NAME (First Middle Last, Suffix) Doyle Ray TIPTON	
17. MOTHER/PARENT - NAME (First Middle Last Suffix) Dorothy Mae Elizabeth HOLLAND		18a. INFORMANT - NAME (Type or Print) Linda Jane TIPTON		18b. MAILING ADDRESS (Street or R.F.D. No., City or Town, State, Zip) PO BOX 2636 Gardnerville, Nevada 89410	
19a. BURIAL, CREMATION, REMOVAL, OTHER (Specify) Cremation		19b. CEMETERY OR CREMATORY - NAME Truckee Meadows Crematory		19c. LOCATION City or Town State Sparks Nevada 89431	
20a. FUNERAL DIRECTOR - SIGNATURE (Or Person Acting as Such) JOHN LAWRENCE SIGNATURE AUTHENTICATED		20b. FUNERAL DIRECTOR LICENSE NUMBER 304R		20c. NAME AND ADDRESS OF FACILITY Autumn Funerals & Cremations 1575 N Lompa Ln Carson City NV 89701	
TRADE CALL - NAME AND ADDRESS					
21a. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature & Title) KAREN S MCDERMOTT MD SIGNATURE AUTHENTICATED			22a. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature & Title)		
21b. DATE SIGNED (Mo/Day/Yr) November 30, 2011		21c. HOUR OF DEATH 03:48		22b. DATE SIGNED (Mo/Day/Yr)	
21d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)		22c. HOUR OF DEATH		22d. PRONOUNCED DEAD (Mo/Day/Yr)	
22e. PRONOUNCED DEAD AT (Hour)		23a. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, ATTENDING PHYSICIAN, MEDICAL EXAMINER, OR CORONER) (Type or Print) Karen S McDermott MD 1625 E Prater Way #108 Sparks, NV 89434			
23b. LICENSE NUMBER 6450		24a. REGISTRAR (Signature): NICOLE SHORE SIGNATURE AUTHENTICATED			
24b. DATE RECEIVED BY REGISTRAR (Mo/Day/Yr) December 02, 2011		24c. DEATH DUE TO COMMUNICABLE DISEASE: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
25. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c).)					
PART I: (a) Lung Cancer Interval between onset and death					
(b) DUE TO, OR AS A CONSEQUENCE OF: Interval between onset and death					
(c) DUE TO, OR AS A CONSEQUENCE OF: Interval between onset and death					
(d) DUE TO, OR AS A CONSEQUENCE OF: Interval between onset and death					
PART II: OTHER SIGNIFICANT CONDITIONS - Conditions contributing to death but not resulting in the underlying cause given in Part 1.				26. AUTOPSY (Specify Yes or No) No	
27. WAS CASE REFERRED TO CORONER (Specify Yes or No) Yes		28a. ACC., SUICIDE, HOM., UNDET. OR PENDING INVEST. (Specify)			
28b. DATE OF INJURY (Mo/Day/Yr)		28c. HOUR OF INJURY		28d. DESCRIBE HOW INJURY OCCURRED	
28e. INJURY AT WORK (Specify Yes or No)		28f. PLACE OF INJURY - At home, farm, street, factory, office building, etc. (Specify)		28g. LOCATION STREET OR R.F.D. No. CITY OR TOWN STATE	

STATE REGISTRAR

VRS-Rev-20120523a



CERTIFIED COPY OF VITAL RECORDS

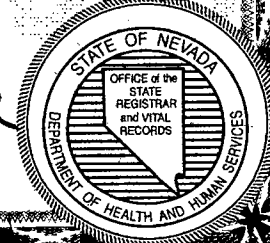
This is a true and exact reproduction of the document officially registered and placed on file in the office of the State Registrar and Vital Records.

DATE ISSUED:

OCT 12 2018

Julie Katchear
STATE REGISTRAR

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



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE