



KAREN ELLISON, RECORDER

APN# _____

Recording Requested by/Mail to:

Name: ELLEN STANLEY

Address: 1350 CENTERVILLE LN #33

City/State/Zip: GARDNERVILLE, NV 0
89410

Mail Tax Statements to:

Name: _____

Address: _____

City/State/Zip: _____

LAST WILL

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)
- Judgment – NRS 17.150(4)
- Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

**LAST WILL AND TESTAMENT
OF
ELLEN STANLEY**

Dated: Fourth day of April, 2019

**LAST WILL AND TESTAMENT
OF
ELLEN STANLEY**

I, Ellen Stanley, a resident of and domiciled in the State of Nevada, being of sound mind, do make, publish and declare this to be my Last Will and Testament, revoking all Wills and codicils at any time heretofore made by me.

ARTICLE I. ESTATE ADMINISTRATION AND EXPENSES

I direct that the expenses of my last illness and funeral, expenses incurred in the administration of my estate, and all estate, inheritance and similar taxes payable with respect to property included in my estate, whether or not passing under this Will, and any interest or penalties thereon, shall be paid out of all my property, without apportionment and with no right of reimbursement from any recipient of any such property.

ARTICLE II. FAMILY INFORMATION

The terms "child" and "children", wherever used in this Will, include not only the child(ren) of the person designated, but also the legally adopted child(ren) of such person. Similarly, the term "issue" includes not only the child(ren) and other issue of the person designated, but also the legally adopted child(ren) and issue of such person.

Unless otherwise expressly excluded, it is my intention that my Will include any child(ren) named below in this Article, and any other child(ren) born of or adopted by me after the date of this Will.

A. Marriage

I am currently married to _____.

**Initial: _____

I am not currently married.

**Initial: ES

B. Children of Present Marriage (Optional)

My child(ren) born to _____, prior to the signing of this Will, are:

**Initial: _____

C. Children of Previous Relationships (Optional)

I have _____ child(ren) from previous relationships, as follows:

My child(ren) born to _____, from a previous relationship, prior to the signing of this Will, are: _____.

My child(ren) born to _____, from a previous relationship, prior to the signing of this Will, are: _____.

**Initial: _____

ARTICLE III. TANGIBLE PERSONAL PROPERTY

I give my tangible personal property, and all rights that I have under any related insurance policies, as follows:

A. First Specific Gift of Tangible Personal Property (Optional)

I give my _____ to _____, as primary beneficiary, if said primary beneficiary shall survive me. If said primary beneficiary does not survive me, then to _____, my successor beneficiary, if said successor beneficiary shall survive me.

**Initial: _____

B. Second Specific Gift of Tangible Personal Property (Optional)

I give my _____ to _____, as primary beneficiary, if said primary beneficiary shall survive me. If said primary beneficiary does not survive me, then to _____, my successor beneficiary, if said successor beneficiary shall survive me.

**Initial: _____

C. Third Specific Gift of Tangible Personal Property (Optional)

I give my _____ to _____, as primary beneficiary, if said primary beneficiary shall survive me. If said primary beneficiary does not survive me, then to _____, my successor beneficiary, if said successor beneficiary shall survive me.

**Initial: _____

D. Residuary Gift of Tangible Personal Property

I give all my tangible personal property owned by me at the time of my death, that is not otherwise disposed of under this instrument, including personal effects, clothing, jewelry, furniture, furnishings, household goods, automobiles and other vehicles, together with all insurance policies relating thereto, to

_____, as primary beneficiary. If said primary beneficiary does not survive me, then to _____, my successor beneficiary, if said successor beneficiary shall survive me.

Any tangible personal property which cannot pass directly to a beneficiary named herein, or to a successor beneficiary if one is specified, shall pass into my residuary estate.

ARTICLE IV. REAL PROPERTY

I give all my real estate, and all rights that I have under any related insurance policies, other than items effectively disposed of elsewhere in this instrument, as follows:

A. First Specific Gift of Real Property (Optional)

I give the real property at _____, but none of the contents thereof, to _____, as primary devisee, if said primary devisee shall survive me. If said primary devisee does not survive me, then to _____, my successor devisee, if said successor devisee shall survive me. If there are any encumbrances, claims or liabilities on this piece of property at the time of my death, my estate shall pay them off before transferring title.

I give all of the contents of the real property at _____ to _____, as primary beneficiary, if said primary beneficiary shall survive me. If said primary beneficiary does not survive me, then to _____, my successor beneficiary, if said successor beneficiary shall survive me.

**Initial: _____

B. Second Specific Gift of Real Property (Optional)

I give the real property at _____, but none of the contents thereof, to _____, as primary devisee, if said primary devisee shall survive me. If said primary devisee does not survive me, then to _____, my successor devisee, if said successor devisee shall survive me. If there are any encumbrances, claims or liabilities on this piece of property at the time of my death, my estate shall pay them off before transferring title.

I give all of the contents of the real property at _____ to _____, as primary beneficiary, if said primary beneficiary shall survive me. If said primary beneficiary does not survive me, then to _____, my successor beneficiary, if said successor beneficiary shall survive me.

**Initial: _____

C. Third Specific Gift of Real Property (Optional)

I give the real property at _____, but none of the contents thereof, to _____, as primary devisee, if said primary devisee shall survive me. If said primary devisee does not survive me, then to _____, my successor devisee, if said successor devisee shall survive me. If there are any encumbrances, claims or

liabilities on this piece of property at the time of my death, my estate shall pay them off before transferring title.

I give all of the contents of the real property at _____ to _____, as primary beneficiary, if said primary beneficiary shall survive me. If said primary beneficiary does not survive me, then to _____, my successor beneficiary, if said successor beneficiary shall survive me.

**Initial: _____

D. Residuary Gift of Real Property

I give all real property owned by me at the time of my death, wherever located, and all contents thereof, that is not otherwise disposed of under this Article, to _____, as primary beneficiary. If said primary beneficiary does not survive me, then to _____, my successor beneficiary, if said successor beneficiary shall survive me.

Any real property which cannot pass directly to a beneficiary named herein, or to a successor beneficiary if one is specified, shall pass into my residuary estate.

All real estate owned by me at the time of my death, that is not otherwise disposed of under this Article, should pass to my residuary estate and should be disposed of in accordance with the terms set forth below governing my residuary estate.

ARTICLE V. CASH

I give my cash, and all rights that I have under any related insurance policies, as follows:

A. First General Cash Gift (Optional)

I give \$ _____ in cash to _____, as primary beneficiary, if said primary beneficiary shall survive me. If said primary beneficiary does not survive me, then to _____, my successor beneficiary, if said successor beneficiary shall survive me.

**Initial: _____

B. Second General Cash Gift (Optional)

I give \$ _____ in cash to _____, as primary beneficiary, if said primary beneficiary shall survive me. If said primary beneficiary does not survive me, then to _____, my successor beneficiary, if said successor beneficiary shall survive me.

**Initial: _____

C. Third General Cash Gift (Optional)

I give \$_____ in cash to _____, as primary beneficiary, if said primary beneficiary shall survive me. If said primary beneficiary does not survive me, then to _____, my successor beneficiary, if said successor beneficiary shall survive me.

**Initial: _____

D. Residuary Cash Gift

I give all cash owned by me at the time of my death, not otherwise disposed of under this instrument, to _____, as primary beneficiary, if said primary beneficiary shall survive me. If said primary beneficiary does not survive me, then to _____, as successor beneficiary.

Any cash which cannot pass directly to a beneficiary named herein, or to a successor beneficiary if one is specified, shall pass into my residuary estate.

All my cash, that is not otherwise disposed of under this instrument, should pass to my residuary estate and should be disposed of in accordance with the terms governing disposition of my residuary estate.

ARTICLE VI. INTANGIBLE PERSONAL PROPERTY

I give my intangible personal property, and all rights that I have under any related insurance policies, as follows:

A. First Specific Gift of Intangible Personal Property (Optional)

I give my _____ to _____, as primary beneficiary, if said primary beneficiary shall survive me. If said primary beneficiary does not survive me, then to _____, my successor beneficiary, if said successor beneficiary shall survive me.

**Initial: _____

B. Second Specific Gift of Intangible Personal Property (Optional)

I give my _____ to _____, as primary beneficiary, if said primary beneficiary shall survive me. If said primary beneficiary does not survive me, then to _____, my successor beneficiary, if said successor beneficiary shall survive me.

**Initial: _____

C. Third Specific Gift of Intangible Personal Property (Optional)

I give my _____ to _____, as primary beneficiary, if said primary beneficiary shall survive me. If said primary beneficiary does not survive me, then to _____, my successor beneficiary, if said successor beneficiary shall survive me.

**Initial: _____

D. Residuary Gifts of Intangible Personal Property

I give all intangible personal property owned by me at the time of my death, including but not limited to stocks, bonds, intellectual property, contract rights, licenses, and goodwill, that is not otherwise disposed of under this instrument, together with all insurance policies relating thereto, to _____, as primary beneficiary. If said primary beneficiary does not survive me, then to _____, my successor beneficiary, if said successor beneficiary shall survive me.

Any property which cannot pass directly to a beneficiary named herein, or to a successor beneficiary if one is specified, shall pass into my residuary estate.

All intangible personal property owned by me at the time of my death, that is not otherwise disposed of under this Article, should pass to my residuary estate and should be disposed of in accordance with the terms governing my residuary estate.

ARTICLE VII. CHARITABLE DONATIONS (Optional)

I make the following specific charitable gifts of personal property:

I give my donation(s) to _____, or if it is not in existence at the time of my death, then to _____. My donation is to be used in any manner as seen fit by the beneficiary.

Any property which cannot pass directly to a beneficiary named herein, or to a successor beneficiary if one is specified, shall pass into my residuary estate.

**Initial: _____

ARTICLE VIII. CANCELLATION OF INDEBTEDNESS (Optional)

I direct that all debts owed to me are to be cancelled at the time of my death.

**Initial: _____

ARTICLE IX. RESIDUE

I give all the rest, residue and remainder of my property and estate, both real and personal, of whatever kind and wherever located, that I own or to which I shall be in any manner entitled at the time of my death (collectively referred to as my "residuary estate"), to the following:

To _____, as primary beneficiary. If said primary beneficiary does not survive me, my residuary estate shall be paid and distributed to any of my living issue, in equal shares Per Stirpes.

If none of the beneficiaries described above in this Article shall survive me, and no issue of said beneficiaries is then living, my residuary estate shall be paid and distributed to _____.

If none of the beneficiaries described above shall survive me, then I give my residuary estate to those who would take from me as if I were then to die without a Will, unmarried, the absolute owner of my residuary estate, and a resident of the State of Nevada.

ARTICLE X. MINOR OR DEPENDENT BENEFICIARIES

(Note to Testator: Choose ONE and only ONE option for distributing property to any minor beneficiaries that currently exist or who may exist in the future. Distribution can be done through your Personal Representative OR through a Property Guardian OR through a Trust. Initial ONLY the option you choose.)

Personal Representative Option

If any property of my estate vests in absolute ownership in a minor or dependent beneficiary, my Personal Representative, at any time and without court authorization, may: distribute the whole or any part of such property to the beneficiary; or use the whole or any part for the health, education, maintenance and support of the beneficiary; or distribute the whole or any part to a guardian, committee or other legal representative of the beneficiary, or to a custodian for the beneficiary under any gifts to minors or transfers to minors act, or to the person or persons with whom the beneficiary resides if they are also the natural or appointed guardians of such beneficiary. Evidence of any such distribution or the receipt therefor executed by the person to whom the distribution is made shall be a full discharge of my Personal Representative from any liability with respect thereto, even though my Personal Representative may be such person. If such beneficiary is a minor, my Personal Representative may defer the distribution of the whole or any part of such property until the beneficiary attains the age of majority as defined by Nevada law, and may hold the same as a separate fund for the beneficiary with all of the powers described below. If the beneficiary dies before attaining said age, any balance shall be paid and distributed to the estate of the beneficiary.

**Initial: _____

Property Guardian Option

If any property of my estate vests in absolute ownership in a minor child, younger at the time of my death than the age of majority as defined by Nevada law, and the minor has no living parent, I direct that property they receive by bequest should be transferred under any transfer to minors act. I appoint _____ to be the guardian of the property of any such minor beneficiary who has not attained the age of majority. If _____ shall fail or cease to act as guardian, I appoint _____ as guardian. No guardian shall be required to file or furnish any bond, surety or other security in any jurisdiction.

**Initial: _____

Trust(s) for Minor Beneficiaries Option

If any property of my estate vests in absolute ownership in a minor child, younger than the age of majority as defined by the State of Nevada, or in a dependent, at the time of my death, I direct that a Trust be created to hold the property given them under this Will.

At the discretion of my Personal Representative, a single Trust for the benefit of all minor children or dependents and more remote issue, as hereinafter provided, may be created instead of separate Trusts for each beneficiary.

I appoint _____ to act as Trustee of any Trust created under this Will. If this Trustee does not survive me, or shall fail to qualify for any reason as Trustee, or having qualified shall die, resign or cease to act for any reason, I appoint _____ to act as Successor Trustee of any Trust created under this Will.

No Trustee shall be required to give any bond or obtain the order or approval of any court in carrying out any powers or discretion granted in this Trust.

The Trustee shall have the full power and authority allowed by the State of Nevada to manage and distribute, based on his or her sole discretion, the Trust's income and principal on behalf of the beneficiary, including the right to use income or principal for the education, health, medical expenses, support and maintenance of the beneficiary.

The determination of the Trustee as to the amount or advisability of any discretionary payment of income or principal from any Trust hereunder shall be final and conclusive on all persons, whether or not then in being, having or claiming any interest in such Trust. Upon making any such payment, the Trustee shall be released fully from all further liability therefor.

The Trust shall terminate when the beneficiary reaches the age of majority as defined by the State of Nevada; the beneficiary dies; or the Trust funds are exhausted through distributions allowed under the provisions of this Trust, whichever happens first. Any Trust funds remaining at the termination of the Trust shall pass to the beneficiary, or if no longer living to the beneficiary's heirs.

**Initial: _____

ARTICLE XI. GUARDIANSHIP

If at my death I am survived by a child, who has not attained the age of majority and whose other parent does not survive me, or another dependent person for whom I am responsible, I appoint _____ to be the guardian of the person and property of that child or dependent, except for such property that is transferred under any transfers to minors act and controlled by another individual as directed elsewhere in this instrument. If _____ shall fail or cease to act as guardian, I appoint _____ as guardian. No guardian shall be required to file or furnish any bond, surety or other security in any jurisdiction.

ARTICLE XII. PET PROVISION (Optional)

Upon my death, my Personal Representative shall set aside \$ _____ for the care of all my pets living at my death. It is my desire that _____ provide a home and care including, but not limited to, veterinary care, food, shelter, love and affection for the remainder of my pets' natural lives. In the event that _____ is unable or unwilling to care for my pets, _____ shall find a good home for them for the remainder of my pets' natural lives. Upon the death of all my pets, all remaining undistributed net income and principal of the share set aside for their care shall be distributed to the person who has been providing said care.

If I have no pets alive at my death, this specific distribution shall lapse and pass to my residuary estate and should be disposed of in accordance with the terms governing disposition of my residuary estate.

**Initial: _____

ARTICLE XIII. PERSONAL REPRESENTATIVE(S)

I appoint my Personal Representative(s) as follows:

A. Personal Representative

I appoint William Stanley _____ to be my Personal Representative, or if Co-Personal Representatives are named herein, to be my Co-Personal Representative.

If my above-named Personal Representative or both Co-Personal Representatives named herein shall fail to qualify for any reasons as my Personal Representative or Co-Personal Representatives, respectively, or having qualified shall die, resign or cease to act for any reasons, I appoint _____ as my Personal Representative.

I direct that no Personal Representative or Co-Personal Representative shall be required to file or furnish any bond, surety or other security in any jurisdiction.

B. Second Personal Representative (Co-Personal Representative) (Optional)

I appoint _____ to be my Co-Personal Representative.

If my Co-Personal Representatives shall fail to qualify for any reason as my Personal Representative, or having qualified shall die, resign or cease to act for any reason, the other may act alone.

**Initial: _____

ARTICLE XIV. EXECUTOR'S POWERS

I grant to my Personal Representative all powers conferred on Personal Representatives and Executors by the State of Nevada, and all powers conferred upon Personal Representatives and Executors wherever my Personal Representative may act. I also grant to my Personal Representative power to retain, sell at public or private sale, exchange, grant options on, invest and reinvest, and otherwise deal with any kind of property, real or personal, for cash or on credit; to hold, manage, insure, repair, improve, demolish, divide, and otherwise deal with and dispose of any property; to borrow money and mortgage, encumber or pledge any property to secure loans; to divide and distribute property in cash or in kind; to exercise all powers of an absolute owner of property; to compromise and release claims with or without consideration; and to employ attorneys, accountants and other persons for services or advice. The term "Personal Representative" wherever used herein shall mean the Personal Representative, Co-Personal Representative, Executors, Executor, Executrix or Administrator in office from time to time.

My Personal Representative shall have the authority to perform any act believed to be necessary and in the best interest of my estate and descendants, with no limitations, and consistent with the laws of the State of Nevada.

In addition, each Personal Representative is authorized to:

- a. Retain, until distribution and without liability for loss or depreciation resulting from such retention, any of my assets which shall come into his or her possession as a result of administering my estate.
- b. Mortgage, lease, pledge, exchange, partition, or sell any of my assets without proper court order, whether real or personal, at public or private sale and to invest or reinvest the proceeds from any sale in the best interests of my estate.
- c. Pass any real or personal property which is encumbered by a mortgage, deed of trust, lease or any other loan obligation that requires the payment of money, to the recipient of that particular property.
- d. Exercise or sell any or all conversion, subscription, option, voting and any other rights of whatsoever nature pertaining to any such property, and in their discretion to vote, in person or by proxy, with respect to any matters, regarding stocks, securities or other assets constituting part of my estate.
- e. Retain and continue to operate any business, incorporated or otherwise, which is part of my estate, including the right to effectuate any plan of corporate or business reorganization, consolidation, merger or similar plan.
- f. Prosecute, compromise, settle or submit to arbitration any claim in favor of or against my estate.
- g. Settle my estate without intervention of any court, except to the extent required by law.

ARTICLE XV. CONTEST

If any of my beneficiaries chooses to contest or attack my Will, or any of its provisions, his or her share under this Will shall be deemed revoked and distributed as if the contesting beneficiary had predeceased me without any children.

SELF-PROVING AFFIDAVIT

STATE OF NEVADA
COUNTY OF DOUGLAS, SS.:

I, Ellen Stanley, declare to the officer taking my acknowledgment of this instrument, and to the subscribing witness, that I signed this instrument as my Will.

Ellen Stanley Dated: 4-4-19
Testator ELLEN STANLEY

We, WILLIAM R. STANLEY and VICKI STANLEY and _____
have been sworn by the officer signing below, and declare to that officer on our oaths that the Testator declared the instrument to be the Testator's Will and signed it in our presence and that we each signed the instrument as a witness in the presence of the Testator and each other.

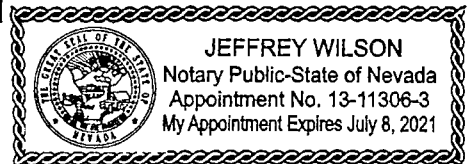
William R. Stanley Dated: 4-4-2019
Witness signature
WILLIAM R. STANLEY (Printed name of witness)

Vicki Stanley Dated: 4-4-2019
Witness signature
VICKI STANLEY (Printed name of witness)

N/A Dated: _____
Witness signature
N/A (Printed name of witness)

Acknowledged and subscribed before me by the Testator, Ellen Stanley, who is personally known to me or who has produced NEVADA DRIVERS LICENSE (state type of identification) and sworn to and subscribed before me by the witnesses, WILLIAM STANLEY (type or print name of first witness) who is personally known to me or who has produced IDaho DRIVERS LICENSE (state type of identification), VICKY STANLEY (type or print name of second witness) who is personally known to me or who has produced IDaho DRIVERS LICENSE (state type of identification), and N/A (type or print name of third witness) who is personally known to me or who has produced N/A (state type of identification), and subscribed by me in the presence of the Testator and subscribing witnesses, all on _____ (date).

Jeffrey Wilson [NOTARIAL SEAL]
Signature of Notary



ARTICLE XVI. SURVIVORSHIP

I direct that for purposes of this Will a beneficiary shall be deemed to predecease me unless such beneficiary survives me by at least thirty (30) days.

IN WITNESS WHEREOF, I, Testator, sign, seal, publish and declare this instrument as my Last Will and Testament this Fourth day of April, 2019.

Ellen Stanley 4-4-19
Testator and Date

ELLEN STANLEY

The foregoing instrument was signed, sealed, published and declared by Ellen Stanley, the above named Testator, to be the Testator's Last Will and Testament in our presence, all being present at the same time, and we, at the Testator's request and in the Testator's presence and in the presence of each other, have subscribed our names as witnesses on the date above written.

Will R. Stuy 4-4-2019
Witness and Date

Residing at:

4119 IDAHO AVE
CALDWELL, ID 83607

Vicki Stanley 4-4-2019
Witness and Date

Residing at:

4119 Idaho Ave
Caldwell, ID
83607

Witness and Date

Residing at:

