

DOUGLAS COUNTY, NV

2019-929725

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05/31/2019 09:42 AM

MCDONALD CARANO LLP

KAREN ELLISON, RECORDER

Recording Requested By:
And When Recorded Mail To:
McDonald Carano LLP
Lance N. McKenzie, Esq.
PO Box 2670
Reno, NV 89505


COVER PAGE TO:

Affidavit of Death by Surviving Joint Tenant

AFFIRMATION STATEMENT:

I hereby affirm that this document contains Personal Information as defined by NRS 440.380(1)a.

Dated: May 31, 2019.

By: 
Print Name: Nicole Sanchez
An Employee of McDonald Carano LLP

APN: 1022-07-002-014

Recording Requested By:
Lance N. McKenzie, Esq.
McDonald Carano, LLP
P. O. Box 2670
Reno, NV 89505

Mail Future Tax Statements To:
Karen L. Turner
1386 US Highway 395 S
Gardnerville, NV 89410

The undersigned hereby affirms that this document submitted for recording **DOES** contain the personal information of the decedent per NRS 239B.030(2)(a), NRS 440.380(1)(a) and NRS 40.525(5).

AFFIDAVIT OF DEATH BY SURVIVING JOINT TENANT

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

KAREN L. TURNER, being first duly sworn, upon oath deposes and says:

1. Affiant is over the age of twenty-one years, legally competent and possessed of her rights.
2. LONNIE D. TURNER, the decedent mentioned in the certified copy of the Certificate of Death attached hereto as Exhibit "A", and incorporated herein and made a part hereof by this reference, is the same person as LONNIE D. TURNER named in that certain Grant, Bargain, Sale Deed dated August 19, 2010, executed by LONNIE D. TURNER and KAREN L. TURNER, husband and wife as joint tenants, as to an undivided one-half interest, recorded as Document No. 469361 on August 27, 2010, of Official Records of the County of Douglas, State of Nevada, regarding the real property particularly described in Exhibit "B".

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

3. Affiant further states that LONNIE D. TURNER, died in the County of WASHOE, State of Nevada, on November 30, 2018, and, at the time of his death, LONNIE D. TURNER, was the co-holder together with Affiant, as joint tenants, of the aforesaid Grant, Bargain, Sale Deed, and that the said decedent had not prior to the time of death conveyed or transferred his interest in said obligations or the said Deed.

DATED: This 15 day of May, 2019.

Karen Turner
KAREN L. TURNER

Subscribed and sworn to before me this
This 15th day of May, 2019.

N. Sanchez
NOTARY PUBLIC

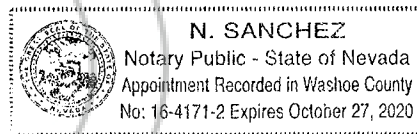


EXHIBIT "A"

DEATH CERTIFICATE

COPY

STATE OF NEVADA
CERTIFICATION OF VITAL RECORD

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

CASE FILE NO. 4053613

CERTIFICATE OF DEATH

2018023414
STATE FILE NUMBER

TYPE OR PRINT IN PERMANENT BLACK INK

DECEDED

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) Lonnie D. TURNER		2. DATE OF DEATH (Mo/Day/Year) November 30, 2018		3a. COUNTY OF DEATH Washoe	
3b. CITY, TOWN, OR LOCATION OF DEATH Reno		3c. HOSPITAL OR OTHER INSTITUTION -Name(if not either, give street and city) Tahoe Pacific Hospital Meadows		3e. If Hosp. or Inst. indicate DOA,OP/Emer. Rm. Inpatient(Specify) Inpatient	
4. SEX Male		5. RACE (Specify) White		6. Hispanic Origin? Specify No - Non-Hispanic	
7a. AGE-Last birthday (Years) 60		7b. UNDER 1 YEAR MOS DAYS		7c. UNDER 1 DAY HOURS MINS	
8. DATE OF BIRTH (Mo/Day/Yr) March 15, 1958		9a. STATE OF BIRTH (If not US/CA, name, country) California		9b. CITIZEN OF WHAT COUNTRY United States	
10. EDUCATION 12		11. MARITAL STATUS (Specify) Married		12. SURVIVING SPOUSE'S NAME (Last name prior to first marriage) Karen ROSS	
13. SOCIAL SECURITY NUMBER 5879		14a. USUAL OCCUPATION (Give Kind of Work Done During Most of)		14b. KIND OF BUSINESS OR INDUSTRY	
Machinist		Machinery		Ever in US Armed Forces? No	
15a. RESIDENCE - STATE Nevada		15b. COUNTY Douglas		15c. CITY, TOWN OR LOCATION Gardnerville	
15d. STREET AND NUMBER 1386 US Hwy 395 S		15e. INSIDE CITY LIMITS? (Specify Yes or No) Yes		16. FATHER/PARENT - NAME (First Middle Last Suffix) Franklin D TURNER	
17. MOTHER/PARENT - NAME (First Middle Last Suffix) Florence L BIAS		18a. INFORMANT - NAME (Type or Print) Karen TURNER		18b. MAILING ADDRESS (Street or R.F.D. No, City or Town, State, Zip) 1386 US Hwy 395 S Gardnerville, Nevada 89410	
19a. BURIAL, CREMATION, REMOVAL, OTHER (Specify) Burial		19b. CEMETERY OR CREMATORY - NAME Garden Cemetery		19c. LOCATION City or Town State Gardnerville Nevada 89410	
20a. FUNERAL DIRECTOR - SIGNATURE (Or Person Acting as Such) CHRISTIE D WILDE SIGNATURE AUTHENTICATED		20b. FUNERAL DIRECTOR LICENSE NUMBER FD917		20c. NAME AND ADDRESS OF FACILITY FitzHenry's Carson Valley Funeral Home 1637 Esmerelda Place Minden NV 89423	
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) KIMBERLY T COWEN 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) December 04, 2018		21c. HOUR OF DEATH 05:10		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)	
21e. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)		22e. PRONOUNCED DEAD AT (Hour)		23a. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, ATTENDING PHYSICIAN, MEDICAL EXAMINER, OR CORONER) (Type or Print) Kimberly T Cowen MD 10101 Double R Blvd Reno, NV 89502	
23b. LICENSE NUMBER 11953		24a. REGISTRAR (Signature) BLAIR J HEDRICK SIGNATURE AUTHENTICATED		24b. DATE RECEIVED BY REGISTRAR (Mo/Day/Yr) December 11, 2018	
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) Pulmonary Embolism			
		DUE TO, OR AS A CONSEQUENCE OF:			
		respiratory failure			
		DUE TO, OR AS A CONSEQUENCE OF:			
		Brainstem Hemorrhage			
		DUE TO, OR AS A CONSEQUENCE OF:			
		(d)			
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) No		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



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.
DEC 19 2018

Julie Katchear

VRS-Rev-20120523a



EXHIBIT "B"
LEGAL DESCRIPTION

COPY

EXHIBIT A

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

All that certain lot, piece, parcel or portion of land situate, lying and being within the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 10 North, Range 22 East, M.D.B.&M., Douglas County, Nevada and more particularly described as follows:

PARCEL 1:

A boundary line adjustment between Parcel 1 and 2 as described in deed filed for record in Book 1183 at Page 3127, as Document No. 091776, Official Records of Douglas County, Nevada and also known as assessors parcel numbers 1022-07-002-013 and 1022-07-002-014 respectively, and more particularly described as follows:

Commencing at the Southeast corner of aforesaid Section 7 as shown on the Parcel Map for Jack Bernis, filed for record in Book 1079 at Page 1710 as Document No. 37989, Official Records of Douglas County, Nevada; thence along the South line of said Section 7, South $89^{\circ}31'00''$ West a distance of 2,592.64 feet to the South $\frac{1}{4}$ corner of said Section 7, which point is the TRUE POINT OF BEGINNING; thence continuing along said South line, South $86^{\circ}41'39''$ West a distance of 1,335.25 feet to the Southeast corner of government Lot 4 of said Section 7; thence leaving said South line and along the West line of said government Lot 4 North $00^{\circ}07'24''$ East a distance of 292.65 feet; thence leaving said West line North $86^{\circ}30'24''$ East a distance of 1,127.84 feet; thence along a tangent curve to the left with a radius of 100.00 feet, a central angle of $72^{\circ}07'27''$, and an arc length of 125.88 feet and whose chord bears North $50^{\circ}26'41''$ East a distance of 117.73 feet; thence North $14^{\circ}22'57''$ East a distance of 96.20 feet to a point on the Southwesterly right-of-way line of Highway 395; thence along said right-of-way line the following courses and distances: South $28^{\circ}58'30''$ East a distance of 192.36 feet to a point on the East line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence along said East line North $00^{\circ}14'26''$ East a distance of 204.88 feet; thence leaving said East line and continuing along aforesaid right-of-way line $28^{\circ}58'30''$ East a distance of 334.50 feet; thence leaving said right-of-way line South $61^{\circ}03'30''$ West a distance of 187.00 feet to a point on the East line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence along said East line South $00^{\circ}14'26''$ West a distance of 106.00 feet to the TRUE POINT OF BEGINNING.

Said land set forth as Adjusted Parcel B on Record of Survey recorded July 7, 1992 in Book 792, Page 641, as Document No. 282749, Official Records of Douglas County, Nevada.

APN: 1022-07-002-014

PARCEL 2:

Together with a non-exclusive easement for ingress and egress as reserved in Deed recorded May 17, 2001, in Book 0501, at Page 5007, as Document No. 0514356, Official Records of Douglas County Nevada.

A strip of land 50 feet in width within the SW ¼ of Section 7, Township 10 North, Range 22 East, M.D.B.&M., in Douglas County, Nevada and more particularly described as follows:

Commencing at the South ¼ corner of Section 7, Township 10 North, Range 22 East, M.D.B.&M., (said corner being marked by a U.S.G.L.O. brass cap); thence N 00°14'26" E a distance of 284.25 feet to a point on the Westerly right-of-way line of U.S. Highway 395; thence N 28°58'30" W along said line a distance of 192.36 feet to the Northern most corner of Parcel B of Recorded Map, Book 792, Page 641, Document No. 282749; thence S 14°22'57" W along a line common to Parcel A and Parcel B of said map a distance of 96.18 feet which is the TRUE POINT OF BEGINNING; thence along a curve to the right, with a radius of 100.00 feet, through an angle of 35°56'09", an arc length of 62.72 feet; thence S 86°30'24" W a distance of 97.05 feet; thence S 03°29'36" E a distance of 19.30 feet to the Southerly line of said Parcel A; thence S 86°30'24" W along said line a distance of 50.00 feet; thence N 03°29'36" W a distance of 69.30 feet; thence N 86°30'24" E a distance of 183.17 feet to the TRUE POINT OF BEGINNING.

The basis of bearings of this description is the South line of the SW ¼ of Section 7, Township 10 North, Range 22 East, M.D.B.&M. said line bears S 86°41'39" W.