

APN: 1320-36-002-014

Recording Requested By:

Name: SIGNATURE TITLE COMPANY, LLC

Address: 212 ELKS POINT RD., STE 445

P.O. BOX 10297

ZEPHYR COVE, NV 89448

(For Recorder's use only)

**Affidavit of Death of Trustee Succession of Successor Trustee and
Certificate of The Charles L. Monson Jr. Living Trust**

(Title of Document)

----- (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)

Natalie Frey
Signature

NATALIE FREY
Printed Name

After Recording Mail to:

Charles Monson III
868 S. Havenwood Circle
Orange, CA 92869

Mail Tax Statements
Same

The undersigned affirms that this document **does** contain the social security number of a person or persons, as required by NRS 440.380. (NRS 239B.030).

**AFFIDAVIT OF DEATH OF TRUSTEE
SUCCESSION OF SUCCESSOR TRUSTEE
AND CERTIFICATE OF THE CHARLES L. MONSON JR. LIVING
TRUST**

STATE OF CALIFORNIA)
 : ss.
COUNTY OF ORANGE)

Charles Monson III of Orange, California being first duly sworn, does hereby swear under penalties of perjury under the laws of the State of California that the following statements are true:

(1) By instrument dated August 21, 2017, Charles L. Monson Jr. executed the Declaration of the Charles L. Monson Jr. Living Trust ("Trust") in the County of Douglas, State of Nevada.

(2) The Charles L. Monson Jr. Living Trust appointed Charles Monson III to serve as the Successor Trustee of the Trust and any sub-trusts created thereunder upon the death or incapacity of Charles L. Monson Jr.

(3) Charles L. Monson Jr. died on August 27, 2019. Attached hereto as Exhibit "A" is a certified copy of the death certificate of Charles L. Monson Jr.

(4) Pursuant to the terms of the Trust, Charles Monson III has assumed all the duties of Successor Trustee.

(5) Charles Monson III is authorized under the terms of the Trust and applicable provisions of Nevada Revised Statutes to act as the Successor Trustee with respect to the Trust's interest in any property.

(6) Charles Monson III is authorized to act on behalf of the Trust, and is vested with the following powers concerning the management of the Trust property, in addition to the powers now or hereafter conferred under the laws of the State of Nevada, NRS 163.260 to 163.410, inclusive:

(a) To invest the trust estate in any common or preferred stocks, mutual funds, investment trusts, bonds, deeds of trust, notes, real estate, or other property the Trustee in the Trustee's discretion select. The Trustee shall have the full power to invest the Trust funds without being restricted to forms of investments that the Trustee may otherwise be permitted to make by law.

(b) To manage, control, grant options on, purchase, sell (for cash or deferred payments), convey, exchange, partition, divide, improve and repair real and personal Trust property.

(c) To operate any business that the Trustee receives or acquires under the Trust for as long as the Trustee considers advisable.

(d) To retain, purchase, or otherwise acquire unproductive real or personal property.

(e) To hold securities or other property in the Trustee's own name or in a nominee's name, or to hold securities unregistered in such condition that ownership will pass by delivery.

(f) To lease Trust property for terms within or beyond the term of the Trust for any purpose.

(g) To lend money to any person, including the probate estate of either Trustor.

(h) To purchase property at its fair market value, as determined by the Trustee in the Trustee's discretion, from the probate estate of either Trustor.

(i) To carry insurance of the kinds and in the amounts the Trustee considers advisable, at the expense of the Trust, to protect the trust estate and the Trustee personally against any hazard.

(7) No other person has a right to the interest of the Trust in the described property.

(8) For the purpose of inducing all persons, organizations, corporations and entities including but not limited to any bank, broker, custodian, insurer, lender, title company, transfer agent, taxing authority, governmental agency, or party to act in reliance upon this Certificate of Trust, Charles Monson III hereby represents, warrants and agrees that:

(a) If the Trust is revoked or amended under any circumstances, Charles Monson III, his estate, heirs, successors and assigns will hold any person, organization, corporation or entity (hereinafter referred to collectively as "Person") harmless from any loss suffered, or liability incurred by such Person in acting in accordance with the instructions of the Trustee acting under the Trust Agreement or this Certificate of Trust prior to the receipt by such Person of actual notice of any such revocation or amendment.

(b) The powers conferred on the Trustee by the Trust Agreement as set out in this Certificate of Trust may be exercised by the Trustee and the Trustee's signature or act under the authority granted in the Trust Agreement may be accepted by Persons as fully authorized by the undersigned Trustee and with the same force and effect as if he was personally present, competent and acting on his own behalf.

(c) No Person who acts in reliance upon this Certificate of Trust or any representations these Trustee may make as to the fact that the Trustee's powers are then in effect, the scope of the Trustee's authority granted under the Trust Agreement, the Trustor's competency at the time the Trust Agreement was executed, the fact that the Trust Agreement has not been

revoked, or the fact that the Trustee continues to serve as Trustee, shall incur any liability to the undersigned, Charles Monson III's heirs or assigns for permitting the Trustee to exercise any such authority.

Dated this 24th day of Jan, 2020.


CHARLES MONSON III

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange) ss.

On 1/27/2020, before me, Suzanne Kay - Notary Public, (here insert name and title of the officer), personally appeared CHARLES MONSON III, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature



STATE OF NEVADA
CERTIFICATION OF VITAL RECORD

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

CASE FILE NO. 4100350

CERTIFICATE OF DEATH

2019017314
STATE FILE NUMBER

TYPE OR PRINT IN PERMANENT BLACK INK	1a. DECEASED-NAME (FIRST,MIDDLE,LAST,SUFFIX) Charles Lewis MONSON JR		2. DATE OF DEATH (Mo/Day/Year) August 27, 2019		3a. COUNTY OF DEATH Carson City	
	3b. CITY, TOWN, OR LOCATION OF DEATH Carson City		3c. HOSPITAL OR OTHER INSTITUTION -Name(if not either, give street and city) Carson Tahoe Regional Medical Center		3e. If Hosp. or Inst. indicate DOA,OP/Emer Rm. Inpatient(Specify) Emergency Room / Outpatient	
DECEDENT	5. RACE (Specify) White		6. Hispanic Origin? Specify No - Non-Hispanic		7a. AGE-Last birthday (Years) 86	
	7b. UNDER 1 YEAR MOS DAYS HOURS MINS		7c. UNDER 1 DAY HOURS MINS		8. DATE OF BIRTH (Mo/Day/Yr) June 11, 1933	
IF DEATH OCCURRED IN INSTITUTION SEE HANDBOOK REGARDING COMPLETION OF RESIDENCE ITEMS	9a. STATE OF BIRTH (If not US/CA, name country) Connecticut		9b. CITIZEN OF WHAT COUNTRY United States		10. EDUCATION 16	
	11. MARITAL STATUS (Specify) Divorced		12. SURVIVING SPOUSE'S NAME (Last name prior to first marriage)			
PARENTS	13. SOCIAL SECURITY NUMBER 3839		14a. USUAL OCCUPATION (Give Kind of Work Done During Most of Year) Owner - Operator		14b. KIND OF BUSINESS OR INDUSTRY EDUCATION	
	15a. RESIDENCE - STATE Nevada		15b. COUNTY Douglas		15c. CITY, TOWN OR LOCATION Gardnerville	
DISPOSITION	15d. STREET AND NUMBER 1938 Horsebush Court		15e. INSIDE CITY LIMITS (Specify Yes or No) No			
	16. FATHER/PARENT - NAME (First Middle Last Suffix) Charles Lewis MONSON SR			17. MOTHER/PARENT - NAME (First Middle Last Suffix) Catherine PLANET		
TRADE CALL	18a. INFORMANT - NAME (Type or Print) Charles L MONSON III		18b. MAILING ADDRESS (Street or R.F.D. No, City or Town, State, Zip) 868 S. Havenwood Circle Orange, California 92869			
	19a. BURIAL, CREMATION, REMOVAL, OTHER (Specify) Cremation		19b. CEMETERY OR CREMATORY - NAME Walton's Sierra Crematory		19c. LOCATION City or Town State Carson City Nevada 89706	
CERTIFIER	20a. FUNERAL DIRECTOR - SIGNATURE (Or Person Acting as Such) CARLEN BLANSETT SIGNATURE AUTHENTICATED		20b. FUNERAL DIRECTOR LICENSE NUMBER FD861		20c. NAME AND ADDRESS OF FACILITY Cremation Society of Nevada - Capitol City 1614 N Curry Street Carson City NV 89703	
	TRADE CALL - NAME AND ADDRESS					
REGISTRAR	21a. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated.(Signature & Title) RUTH RHINES 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) RUTH RHINES SIGNATURE AUTHENTICATED			
	21b. DATE SIGNED (Mo/Day/Yr)		21c. HOUR OF DEATH		22b. DATE SIGNED (Mo/Day/Yr) September 04, 2019	
CAUSE OF DEATH	21d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)		22c. HOUR OF DEATH 01:40		22d. PRONOUNCED DEAD AT (Hour) 01:40	
	23a. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, ATTENDING PHYSICIAN, MEDICAL EXAMINER, OR CORONER) (Type or Print) Coroner Ruth Rhines 911 E. Musser St. Carson City, NV 89701				23b. LICENSE NUMBER 9307	
CONDITIONS IF ANY WHICH GAVE RISE TO IMMEDIATE CAUSE STATING THE UNDERLYING CAUSE LAST	24a. REGISTRAR (Signature) ANGELICA RAMIREZ SIGNATURE AUTHENTICATED		24b. DATE RECEIVED BY REGISTRAR (Mo/Day/Yr) September 04, 2019		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).)					
ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE	PART I		(a) Acute Cardiopulmonary Arrest		Interval between onset and death	
	(b) Atrial Fibrillation		DUE TO, OR AS A CONSEQUENCE OF:		Interval between onset and death	
(c) Atherosclerotic Heart Disease		DUE TO, OR AS A CONSEQUENCE OF:		Interval between onset and death		
(d) Hypertension		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 I Kidney Disease				26. AUTOPSY (Specify Yes or No) No		
27. WAS CASE REFERRED TO CORONER (Specify Yes or No) Yes						
28a. ACC., SUICIDE, HOMICIDE, 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



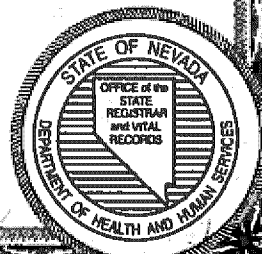
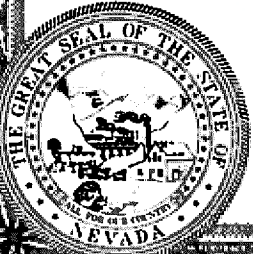
CERTIFIED COPY OF VITAL RECORDS

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.

DATE ISSUED: **SEP 04 2019**

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

Ruth Rhines
STATE REGISTRAR
Administrator



VR3-Rev-20120523a

EXHIBIT A
Legal Description

Lot 7, in Block C, as shown on the Final Map of WILDFLOWERS RIDGE UNIT 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 19, 1990, in Book 1290, Page 2541, as Document No. 241308.

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