#### **RECORDING REQUESTED BY**

JEFFREY R. HARTMANN, ESQ.

AND WHEN RECORDED RETURN TO AND MAIL TAX STATEMENTS TO:

JUDY A. EDWARDS, TRUSTEE 6860 Tanzanite Drive Carlsbad, CA 92009 DOUGLAS COUNTY, NV

Rec:\$40.00 Total:\$40.00 2020-950170 08/03/2020 09:56 AM

JEFFREY HARTMANN

Pgs=4



KAREN ELLISON, RECORDER

Space Above This Line for Recorder's Use Only

A.P.N. 05-212-54

### **Affidavit - Death of Trustee**

State of Nevada ) ss. County of Douglas )

JUDY A. EDWARDS ("Declarant") is of legal age, being first duly sworn, deposes and states under penalty of perjury under the laws of the State of Nevada:

- GEORGE GERALD EDWARDS (aka GEORGE G. EDWARDS) ("Decedent") is the person referenced in the attached certified copy of the Certificate of Death who died on March 10, 2019 at Encinitas, California.
- Decedent is the same person named as the trustee named in that certain Declaration of Trust dated March 30, 1991 executed by GEORGE G. EDWARDS and JUDY A. EDWARDS as trustor(s) (the "Trust").
- 3. Decedent as a trustee is the same person who was named as a grantee in that certain Quitclaim Deed dated March 30, 1991 which was recorded as Instrument No. 251185 in Book 591, Pages 3190 to 3192, of Official Records of Douglas County, Nevada as legally described as follows:

#### Condominium located at Marla Bay: Unit 105

# Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference

4. Declarant is the successor trustee under the Trust. The Trust was in effect at the date of the death of the Decedent and has not been revoked. Declarant has consented to act as trustee under the Trust.

Dated: 7/27/2020

**DECLARANT:** 

JUDY A EDWARDS

#### **JURAT**

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 SAN DIEGO	) ss. )	
Subscribed and sworn to (or affirmed 2020, by JUDY A. EDWARDS, pro	d) before me on this oved to me on the basis	27 day of Tuly, of satisfactory evidence to be the
person(s) who appeared before me.		
WITNESS my hand and official seal		KIRAN B. MISRA &
Signature Khan G	<u>C</u>	NOTARY PUBLIC • CALIFORNIA SAN DIEGO COUNTY Commission Expires OCT 14, 2022

#### **EXHIBIT "A"**

#### LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

#### PARCEL NO. 1:

Lot 105, as shown on the official plat of PINEWILD UNIT NO. 2, A CONDOMINIUM, filed for record in the office of the County Recorder, Douglas County, Nevada, on October 23, 1973, as Document No. 69660.

Assessment Parcel No. 05-212-54

#### PARCEL NO. 2:

The exclusive right to the use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel No. 1 above.

#### PARCEL NO. 3:

An undivided interest as tenants in common as such interest is set forth in Book 377, at Page 417 thru 421, of the real property described on the Subdivision Map referred to in Parcel No. 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, A Condominium Project, recorded March 11, 1974, in Book 374 of Official Records at Page 193, and Supplement to Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, A Condominium Project, recorded March 9, 1977, in Book 377 of Official Records at Page 411, as Limited Common Area and thereby allocated to the unit described in Parcel No. 1 above, and excepting non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

#### PARCEL NO. 4:

Non-exclusive easements appurtenant to Parcel No. 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in the Declaration of Covenants, Conditions and Restrictions of Pinewild, more particularly described in the description of Parcel No. 3, above.

## **COUNTY OF SAN DIEGO**

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County of San Diego -Health & Human Services Agency - 3851 Rosecrans Street. This is to certify that, if bearing the OFFICIAL SEAL OF THE STATE OF CALIFORNIA, the OFFICIAL SEAL OF SAN DIEGO COUNTY AND THEIR DEPARTMENT OF HEALTH SERVICES EMBOSSED SEAL, this is a true copy of the ORIGINAL DOCUMENT FILED. This copy not valid unless prepared on engraved border displaying seal and signature

DATE ISSUED:



