DOUGLAS COUNTY, NV Rec:\$40.00 Total:\$40.00

ROY C. GUNTER III

2020-950975 08/18/2020 10:03 AM

Pas=5

Recording Requested by:

ROY C. GUNTER III, ESQ.

And When Recorded Mail to:

ROY C. GUNTER III, ESQ. LAW OFFICES OF ROY C. GUNTER III 580 CALLE PRINCIPAL, SUITE 2 MONTEREY, CA 93940-2818

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KAREN ELLISON, RECORDER

AFFIDAVIT — DEATH OF JOINT TENANT

State of California)
) ss.
County of Monterey)

DAWN M. AVERY AKA DAWN MARIE AVERY, of legal age, being first duly sworn, deposes and says:

That RONALD LEE BALDWIN, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as RONALD LEE BALDWIN named as one of the parties in that certain GRANT, BARGAIN, SALE DEED dated 9/01/2015 executed by WYNDHAM VACATION RESORTS, INC., A DELAWARE CORPORATION, BY DOUG WARD to DAWN M. AVERY AND RONALD LEE BALDWIN, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, recorded as Document No. 2015-870914 on 10/08/2015 of the Official Records of DOUGLAS COUNTY, NEVADA, covering the following described property situated in the City of ZEPHYR COVE, County of DOUGLAS, State of NEVADA:

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE. Assessor's Parcel No. 1318-15-819-001 PTN

That the value of all real and personal property owned by said decedent at date of death, including the property described above, did not then exceed the sum of \$450,000.00.

Dated: 8-13-2026

DAWN M. AVERY AKA DAWN MARIE AVERY

COUNTY OF MONTEREY Salinas, California

CERTIFIED COPY OF VITAL RECORDS

	3052020011275		CERTIF	ICATE OF DEA TATE OF CALIFORMA IO ERASURES. WHITEOUTS OR A	TH		3202027000)115
$\overline{}$	STATE FILE NUMBER 1 NAME OF DECEDENT- FIRST (Given)		2 MIDDLE	VS-1 N(REV 3/C6)	3 LAST		OCAL REGISTRATION	NUMBER
-	RONALD		LEE			DWIN		1 1
INAL DATA	AKA ALSO KNOWN AS - Include ful AKA (F	FIRST MIDDLE, LAST;		08/17/1	938	5 AGE Yrs. FU 81 Mont	ADER ONE YEAR IF	MINUTES MINUTES M
r'S PERSONAL	9 BIRTH STATE FOREIGN COUNTRY OK	10. SOCIAL SECURITY NU -3367	X YES [□ vo □ nv× V	IARRIED	0	1/20/2020	1110
DECEDENT	13. EDUCATION - in-great Love/Degree 14/15. A SSOCIATE 17 USUAL OCCUPATION - Type of work for it.	E9			HITE /	CE - Up to 3 races may b	The same of the sa	\ \
	ENGINEER 20. DECEDENT'S RESIDENCE (Street and ru			ROSPACE	Jini (e.g., gioce	and the second	er poyrie i agenty, etc	35
USUAL RESIDENCE	18447 KENNEDY STRE	ET	NTY/PROVINCE	Z3 ZIP CQ	DE 1	4 YEARS IN COUNTY	25. STATE/FOREIGN C	COUNTRY
	SALINAS 26 INFORMANT'S NAME, RELATIONSHIP	MOM	ITEREY	93906 27 INFORMANT'S MAILIN 18447 KENN		25	CA	itale and z.p)
INFOR-	DAWN M. AVERY, WIF		29 MIDDLE	18447 KENNI	30. LAST (BIRTH	<u> </u>	S, CA 93906	
SE/SRDP AND INFORMATION	DAWN 31 NAME OF FATHER/PARENT-FIRST	1	MARIE 32 MIODLE	_/_	AVERY 33. LAST	_\		34 BIRTH STATE
SPOUSE/SRDP ARENT INFORM	MEREDITH 35 NAME OF MOTHERPARENT-FIRST		JAMES 36 MIDDLE		BALDWI 37 LAST (BIRTH		<u> </u>	OK 38. BIRTH STATE
	ALMA 39. D.SPOSITION DATE mat/do/coyy 40.		GRACE	A CENTRAL C	ALBIN	TERANS CE	METERY	ОК
FUNERAL DIRECTOR/ LOCAL REGISTRAR	01/23/2020 29 41 TYPE OF DISPOSITION(S)	900 PARKER F	LATS ROAD, S	EASIDE, CA S	33955	TEI VAIVO OL		43. LICENSE NUMBER
RAL DI Al Rec	CR/BU 44 NAME OF FUNERAL ESTABLISHMENT		1700000	EMBALMED				-
PUNE	STRUVE AND LAPORT	TE FUNERAL H	IOME FD322	▶ EDWA	RD L MC	RENO, MD	5	47 DATE mm. dd/ocyy 01/22/2020
PLACE OF DEATH	PACIFIC COAST CARE		R LOCATION WHERE FOUND			CCA CSP	Hows T.C.	Decadents Cities
PLAC	MONTEREY	720 EAST ROM	IIE LANE			/ /	SALINAS	
		TACTUSE BYTEST PSECURICITY STOP	ases in west to complications - st or ventricular for llation witho	disector visco de di nut snawng rea eni gawana tu	NOT ABBREVATE	ususy aireann amen	ins Tensiberween viter and Death (AT) MINS	YES X VAC
_	(n death)	IER'S DEMENT	ΠA	1	1		ชา YRS	109. BIOPSY PERFORMED? YES X VO
OF DEATH	leading to cause (C) on Line A. Enter (C) UNDERLYING CAUSE (disease or						(CT)	110. AUTOPSY PERFORMED? YES X NO
CAUSE	injury that (0) resulting in death) LAST						(זם)	11) USED IN DETERMINING CAUSE? YES NO
Name and Address of the Owner, where	112 OTHER SIGNIFICANT CONDITIONS CO NONE	DATRIBUTING TO DEATH BU	T NOT RESULTING IN THE UI	NDERLYING CAUSE GIVEN	I IN 107			
	113 WAS OPERATION PERFORMED FOR AI NO	NY CONDITION IN ITEM 107	OR 1127 ,If yes. list type of o	peration and date.r			1134.1	F FEMALÉ, PRECNAVIT UN LAST YEAR YES NO UNK
HYSICIAN'S PRIFICATION	114.1 CERTIFY THAT TO THE BEST OF MY KNOWLE AT THE HOUR GATE, AND PLACE STATED FROM TO Decement Attended Sings Decement	HE CAUSES STATED	SIGNATURE AND TITLE OF LESLIE ARDEN		-	5	116 LICENSE NUMB G60560	01/22/2020
PHYSIC	A, mm.dd/ccjy (B) m 10/09/2019 01/20		NOTIFIE ATTENDING PHYSICI WINHAM ST,			LESLIE ARD	EN FOOTE	<u> </u>
	119.1 CERTIFY THAT IN MY OPINION DEATH OCCU			USES STATED Could not be	120 INJURE	O AT WORK?	121 INJURY DATE n	mrvad/coyy 122. HOUR (24 Hours
E ONLY	123. PLACE OF INJURY (e.g., home, constru	uction site, wooded area, etc	c.).		•			
CORDNER'S USE ONLY	124 DESCRIBE HOW INJURY OCCURRED	(Events which resulted in inj	ury)					
CORD	125 LOCATION OF INJURY (Street and nurr	/ / /	nd zip)					
The Real Property lies, the Persons is not to the Persons in the Persons in the Persons is not to the Persons in the Persons is not to the Persons in the Persons is not to the Persons in the Person	126. SIGNATURE OF CORONER DEPUTY	CORONER	127	DATE mm/dd/ccyy	128. TYPE NAM	E. TITLE OF CORONER	DEPUTY CORONER	· · · · · · · · · · · · · · · · · · ·
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And in column 2 is not to see								

MONTEREY CO. DEPT. OF HEALTH STATE OF CALIFORNIA COUNTY OF MONTEREY



Local Registrar.

production of the document officially registered and placed on file in the Office of the Monterey County Vital Records. valid Unitess prepried on engraved border displaying seal and signature of Local Registrar. This is a true and exact This copy is

DATE ISSUED

NANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

COUNTY OF MONTEREY Salinas, California

CERTIFIED COPY OF VITAL RECORDS

	2020011275 ATE FILE NUMBER			ASURES, WH	MEND A			27000115 GISTRATION NUMBER	
	1.1		BIRTH	⊠ DEAT		ETAL DEATH		\	\
TYPE OR F		ION TO LO			MENT BECO	OMES AN ACT	UAL PART OF TH	E OFFICIAL RE	CORD
	1A. NAME—FIRST			MIDDLE			1C LAST		+
	RONALD			EE			BALDWIN	The same of the sa	1
INFORMATION AS IT APPEARS ON <u>ORIGINAL</u>	2. SEX M	3. DATE OF EVE 01/20/202	ent—mw/dd/ccy 20		CITY OF EVENT SALINAS		5. COUNTY MONTI		
RECORD	1	FATHER/PARENT AS JAMES BAL		SINAL RECORD		A GRACE ALE	RENT AS STATED ON ORI	GINAL RECORD	****
PART II	STATEMEN	NT OF CORI	RECTIONS	TO BIRT	H, DEATH,	OR FETAL	DEATH RECO	RD	
	8. ITEM NUMBER TO BE CORRECTED	9. INCORRECT INF	ORMATION THAT	APPEARS ON ORI	GINAL RECORD	10. CORRECTED IN	IFORMATION AS IT SHOUL	D APPEAR	
	4	08/17/1938			/	08/07/1938	\ __		
LIST ONE ITEM PER LINE									
REASON FOR CORRECTION	11 TO CORE	RECT TYPO	GRAPHICAL	ERROR					
		ersigned, here rmation given				at we have pe	rsonal knowledge	of the above fa	cts and
AFFIDAVITS AND SIGNATURES		OF FIRST PERSON	5	128 PRINTED ANA LO	NAME			TIONSHIP TO PERSON	
TWO PERSONS	1	TREET AND NUMBER	CITY, STATE, ZIP		901		12E. DATE SIGN	ED_MM/DD/CCYY	
MUST SIGN THIS FORM TO CORRECT A BIRTH, DEATH	13A SIGNATURE	OF SECOND PERSO LAPORTE	· ·	13B. PRINTED		 <u></u>	13C. TITLE/RELA	TIONSHIP TO PERSON	I IN PART I
OR FETAL DEATH RECORD	[TREET and NUMBER	- E		901		13E DATE SIGN 01/27/202	ED-MM/DD/CCYY 20	
STATE/LOCAL REGISTRAR USE ONLY		TAL RECORDS OR L REGISTRAR -			CORDS	Ē	15. DATE ACCE 01/27/202	PTED FOR REGISTRAT	MON
STATE OF CALIF	FORNIA, DEPARTA	MENT OF PUBLIC	HEALTH, OFFIC	E OF VITAL RE	CORDS		∭∭∭∭∭∭ 1004432226*	FORM VS 24	4e (REV. 1/08

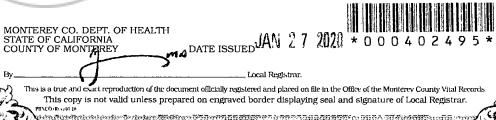


EXHIBIT "A"

A 359,00/90,245,000 undivided fee simple interest as Tenants in Common in Units 9191, 9102, 9103, 9104, 9201, 9203 and 9204 in South Shore Condominium ("Property"), located at 180 Elks Point Road in Zephyr Cove, Nevada, 89449, according to final Map #01-026 and Condominium Plat of South Shore filed of record in Book 1202, page 2181 as Document Number 559872 in Douglas County, Nevada, and subject to all provisions thereof and those contained in that certain Declaration of Condominium –South Shore ("Timeshare Declaration") dated October 21, 2002 and recorded December 5, 2002 in book 1202, page 2182 as Instrument Number 559873, and also subject to all the provisions contained in that certain Declaration of Restrictions for Fairfield Tahoe at South Shore and recorded October 28, 2004 in Book 1004, page 13107 as Instrument Number 628022, Official Records of Douglas County, Nevada, which subjected the property to a Timeshare plan called Fairfield Tahoe at South Shore ("Timeshare Declaration").

Less and except all mineral and mineral rights which minerals and mineral rights are hereby reserved unto the original Grantor, its successors and assigns.

The Property is an Annual Ownership Interest as described in the Declaration of Restrictions for Fairfield Tahoe at South Shore and such ownership interest has been allocated 359,000 Points as defined in the Declaration of Restrictions for Fairfield Tahoe at South Shore, which points may be used by grantee in Each Resort Year(s).

SUBJECT TO:

- 1 Any and all rights of way, reservations, restrictions, easements, mineral exceptions and reservations, and conditions of record;
- 2. The covenants, conditions, restrictions and liens set forth in the Timeshare Declaration and the Declaration of Restrictions for Fairfield Tahoe at South Shore, and any supplements and amendments thereto.
- 3. Real estate taxes that are currently due and payable and are a lien against the property. All matters set forth on the plat of record depicting South Shore Condominium, and any supplements and amendments thereto.

APN 1318-15-819-001 PTN

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 Monteney
15th
Subscribed and sworn to (or affirmed) before me on this 13th day of August, 20 2a, by
Jacon Marie Avery, proved to me on the basis of satisfactory
avidance to be the percental who appeared before me
evidence to be the person(s) who appeared before me.
Signature (Seal)
Magazzazzazzazzazzazzazzazzazzazzazzazzaz
ROY C. GUNTER III Notary Public – California
≦ \ Monterev County ≥
Commission # 2197327 My Comm. Expires Jun 11, 2021