

APN 1420-30-002-006

WHEN RECORDED RETURN TO:

Lee A. Drizin, Esq.
Lee A. Drizin, Chtd.
2460 Professional Court, Ste. 110
Las Vegas, Nevada 89128



KAREN ELLISON, RECORDER

MAIL TAX STATEMENTS TO:

John Tomasevic
2830 Tamara Court
Minden, NV 89423

CERTIFICATE OF INCUMBENCY

John Tomasevic, being duly sworn, deposes and says:

1. Johanna Tomasevic (the "Trustor") created The Johanna Tomasevic Trust, dated November 10, 1999 and Amended on December 20, 2014 (the "Trust"), in which the Trustor served as the initial Trustee of the Trust.

2. On June 25, 2020, Johanna Tomasevic died in Clark County, Nevada. A certified copy of the Certificate of Death is attached hereto as **Exhibit "1"**.

3. Pursuant to The First Amendment to the Trust, in the event of the death of the Trustor, then John E. Tomasevic shall serve as Trustee of the Trust.

4. The person filing this Certificate is the designated succeeding fiduciary named in the Trust, and the trusteeship of the Trust is hereby being accepted by John E. Tomasevic, the designated Successor Trustee.

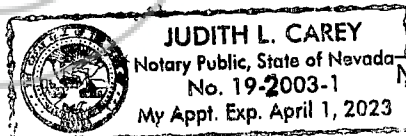
5. All the powers enumerated in the Trust are conferred upon the Successor Trustee.

DATED this 18 day of August, 2020.

John E Tomasevic
JOHN E. TOMASEVIC

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 18th day of August, 2020, before me personally appeared John Tomasevic, personally known to me or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to this instrument, and acknowledged that he executed it. WITNESS my hand and official seal.



Judith L Carey
NOTARY PUBLIC

COPY

EXHIBIT 1

STATE OF NEVADA
CERTIFICATION OF VITAL RECORD

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

CASE FILE NO. 4153126

2020013781
STATE FILE NUMBER

TYPE OR
PRINT IN
PERMANENT
BLACK INK

DECEDENT

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) Johanna TOMASEVIC		2. DATE OF DEATH (Mo/Day/Year) June 25, 2020		3a COUNTY OF DEATH Clark	
3b CITY, TOWN, OR LOCATION OF DEATH Las Vegas		3c HOSPITAL OR OTHER INSTITUTION -Name (If not either, give street and 5235 Jana Court		3a if Hosp. or Inst indicate DOA,OP/Emer. Rm. Inpatient(Specify) Home	
4. SEX Female		5. RACE (Specify) White		6 Hispanic Origin? Specify No - Non-Hispanic	
7a AGE-Last birthday (Years) 97		7b UNDER 1 YEAR MOS		7c UNDER 1 DAY HOURS	
8. DATE OF BIRTH (Mo/Day/Yr) November 02, 1922		9a STATE OF BIRTH (If not US/CA, name country) Germany		9b CITIZEN OF WHAT COUNTRY United States	
10. EDUCATION 10		11. MARITAL STATUS (Specify) Widowed		12 SURVIVING SPOUSE'S NAME (Last name prior to first marriage)	
13 SOCIAL SECURITY NUMBER 6687		14a USUAL OCCUPATION (Give Kind of Work Done During Most of UNKNOWN/NOT CLASSIFIABLE		14b KIND OF BUSINESS OR INDUSTRY UNKNOWN/NOT CLASSIFIABLE	
15a RESIDENCE - STATE Nevada		15b COUNTY Clark		15c CITY, TOWN OR LOCATION Las Vegas	
15d STREET AND NUMBER 5235 Jana Court		15e INSIDE CITY LIMITS (Specify Yes or No) Yes		16 FATHER/PARENT - NAME (First Middle Last Suffix) Wilhelm APPEL	
17 MOTHER/PARENT - NAME (First Middle Last Suffix) Johanna PAHLER		18a INFORMANT- NAME (Type or Print) John Edward TOMASEVIC		18b MAILING ADDRESS (Street or R.F.D. No, City or Town, State, Zip) 2830 Tamara Court Minden, Nevada 89423	
19a BURIAL, CREMATION, REMOVAL, OTHER (Specify) Cremation		19b. CEMETERY OR CREMATORY - NAME La Paloma Crematory		19c LOCATION City or Town State Las Vegas Nevada 89122	
20a FUNERAL DIRECTOR - SIGNATURE (Or Person Acting as Such) RYAN BOWEN SIGNATURE AUTHENTICATED		20b. FUNERAL DIRECTOR LICENSE NUMBER FD810		20c. NAME AND ADDRESS OF FACILITY Simple Cremation and Burial Services 3620 N Rancho Drive #101 Las Vegas NV 89130	
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) SIGNATURE AUTHENTICATED SHAHAB MOKHTARE MD		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) June 30, 2020		21c HOUR OF DEATH 18:35		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)	
22e PRONOUNCED DEAD AT (Hour)		23a NAME AND ADDRESS OF CERTIFIER (PHYSICIAN ATTENDING PHYSICIAN, MEDICAL EXAMINER, OR CORONER) (Type or Print) Shahab Mokhtare MD 851 S Rampart Blvd Las Vegas, NV 89145			
23b LICENSE NUMBER 13663		24a REGISTRAR (Signature) NANCY BARRY SIGNATURE AUTHENTICATED		24b DATE RECEIVED BY REGISTRAR (Mo/Day/Yr) July 07, 2020	
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) Alzheimer's Dementia DUE TO, OR AS A CONSEQUENCE OF: (b) _____ DUE TO, OR AS A CONSEQUENCE OF: (c) _____ DUE TO, OR AS A CONSEQUENCE OF: (d) _____			
25 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	

LOCAL REGISTRAR

"CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE DOCUMENT ON FILE WITH THE REGISTRAR OF VITAL STATISTICS, STATE OF NEVADA." This copy was issued by the Southern Nevada Health District from State certified documents authorized by the State Board of Health pursuant to NRS 440.175.

DATE ISSUED: **JUL 23 2020** Registrar of Vital Statistics
By: *[Signature]*
This Copy not valid unless prepared on engraved border displaying date, seal and signature of Registrar.
SOUTHERN NEVADA HEALTH DISTRICT • P.O. Box 3902 • Las Vegas, NV 89127 • 702-759-1010 • Tax ID # 88-0151573



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

VRS-Rev-20120523a

A portion of the W 1/2 of the SE 1/4 of Section 30, T. 14 N., R. 20 E., M.D.M., and more particularly described as being a portion of Parcel 17 as shown on that certain RECORD OF SURVEY FOR NEVIS INDUSTRIES, ALSO KNOWN AS DANGBERG ESTATES filed May 6, 1980, in the Office of the Douglas County Recorder, Book 580, Page 266, as Document Number 44253 and more fully described by metes and bounds as follows:

BEGINNING at a point on the right or easterly right-of-way line of US-395, 60.00 feet right of and at right angles to Highway Engineer's Station "SN" 356+52.14 P.O.T., said point of beginning further described as bearing N.79°48'58" W. a distance of 7,974.08 feet from a 2 1/2 INCH USGLO BRASS CAP STAMPED "T14N R20E S29/S32 1915" accepted as being the closing section corner common to Sections 29 and 32, T. 14 N., R. 20 E., M.D.M.; thence S. 0°37'25" W., along said easterly right-of-way, a distance of 1,237.76 feet; thence from a tangent which bears S. 0°37'20" W., curving to the left, continuing along said right-of-way line, with a radius of 51.00 feet, through an angle of 89°59'52", an arc distance of 80.11 feet to the northerly right-of-way line of Stephanie Way; then N. 89°15'50" W., along said northerly right-of-way line of Stephanie Way and continuing along said easterly right-of-way line of US-395, a distance of 65,00 feet to the former right or easterly right-of-way line of said US-395; thence N. 0°37'25" E., along said former easterly right-of-way line, a distance of 1,288.74 feet to the northerly parcel line of said Parcel 17; thence S. 88°56'52" E., along said northerly parcel line, a distance of 14.00 feet to the point of beginning; said parcel contains an area of 18,598 square feet.

APN 1420-30-002-006

DOUGLAS COUNTY, NV **2017-902124**
RPTT:\$0.00 Rec:\$16.00
\$16.00 Pgs=3 07/31/2017 01:17 PM
FIRST AMERICAN TITLE RENO
KAREN ELLISON, RECORDER E02

511

APN: 1420-30-002-006

AFTER RECORDING RETURN TO:
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
ATTN: STAFF SPECIALIST, ACQ.
1263 S. STEWART ST.
CARSON CITY, NV. 89712

MAIL TAX STATEMENTS TO:
RIGHT-OF-WAY DIVISION
1263 S. STEWART ST.
CARSON CITY, NV 89712

LEGAL DESCRIPTION PREPARED BY:
ANTHONY WHITTINGTON
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
1263 S. STEWART ST.
CARSON CITY, NV. 89712

Project No.: SI-395-1(029)
E.A.: 73862
Parcel: U-395-DO-028.686

128-248775-MUR

DEED

THIS DEED, made this 3rd day of July, 2017
between JOHANNA TOMASEVIC, TRUSTEE OF THE JOHANNA TOMASEVIC TRUST
DATED NOVEMBER 10, 1999, hereinafter called GRANTOR, and the STATE OF NEVADA,
acting by and through its Department of Transportation, hereinafter called GRANTEE,

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sale unto the GRANTEE and to its assigns forever, for those purposes as contained in Chapter 408 of the Nevada Revised Statutes, all that certain real property of GRANTOR, said real property, excepting and reserving, to the GRANTOR, heirs, executors, administrators, successors and assigns any and all water rights appurtenant to said real property situate, lying and being in the County of Douglas, State of Nevada, and further described as being a portion of the W 1/2 of the SE 1/4 of Section 30, T. 14 N., R. 20 E., M.D.M., and more particularly described as being a portion of Parcel 17 as shown on that certain RECORD OF SURVEY FOR NEVIS INDUSTRIES, ALSO KNOWN AS DANGBERG ESTATES filed on May 6, 1980, in the Office of the Douglas County Recorder, Book 580, Page 266, as Document Number 44253 and more fully described by metes and bounds as follows:

BEGINNING at a point on the right or easterly right-of-way line of US-395, 60.00 feet right of and at right angles to Highway Engineer's Station "XN" 356+52.14 P.O.T., said point of beginning further described as bearing N. 79°48'58" W. a distance of 7,974.08 feet from a 2 1/2 INCH USGLO BRASS CAP STAMPED "T14N R20E S29|S32 1915" accepted as being the closing section corner common to Sections 29 and 32, T. 14 N., R. 20 E., M.D.M.; thence S. 0°37'25" W., along said easterly right-of-way line, a distance of 1,237.76 feet; thence from a tangent which bears S. 0°37'20" W., curving to the left, continuing along said right-of-way line, with a radius of 51.00 feet, through an angle of 89°59'52", an arc distance of 80.11 feet to the northerly right-of-way line of Stephanie Way; thence N. 89°15'50" W., along said northerly right-of-way line of Stephanie Way and continuing along said easterly right-of-way line of US-395, a distance of 65.00 feet to the former right or easterly right-of-way line of said US-395; thence N. 0°37'25" E., along said former easterly right-of-way line, a distance of 1,288.74 feet to the northerly parcel line of said Parcel 17; thence S. 88°56'52" E., along said northerly parcel line, a distance of 14.00 feet to the point of beginning; said parcel contains an area of 18,598 square feet.

The Basis of Bearing for this description is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83/94 DATUM, West Zone, as determined by the State of Nevada, Department of Transportation.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; with the exception of any and all reservations as are previously hereinabove expressly excepted from this conveyance.

To hereby waive, with full knowledge, that a public highway and the necessary incidents thereto are to be located upon, over and across the lands hereinabove described, any claim for any and all damages to the remaining adjacent lands and property of the **GRANTOR** by reason of the location, construction, landscaping and maintenance of said highway and appurtenances in said location.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to any heirs, successors and assigns forever.

IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

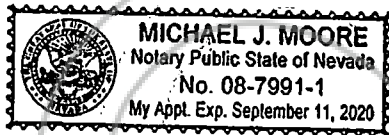
JOHANNA TOMASEVIC, TRUSTEE OF THE JOHANNA TOMASEVIC TRUST DATED NOVEMBER 10, 1999

Johanna Tomasevic
By: Johanna Tomasevic, Trustee

State of Nevada
County of Clark

This instrument was acknowledged before me on July 3rd, 2017 by Johanna Tomasevic Trustee of the Johanna Tomasevic Trust Dated November 10, 1999.

S
E
A
L



[Signature]
(Signature of notarial officer)

Notary Public
(Title and rank (optional))