DOUGLAS COUNTY, NV

2020-953449

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09/28/2020 01:06 PM

VACATION OWNERSHIP TITLE AGENCY

KAREN ELLISON, RECORDER

APN: A portion of 1318-26-101-006

Escrow No. 20201444

Recording Requested By: Stewart Vacation Ownership

Mail Tax Statement to: TriCom Management 4025 E. La Palma Ave. Suite #101 Anaheim, CA 92807

When Recorded Mail to: Audrey Kleinhans 2230 Windflower Dr. Reno, NV 89521

This cover page must be typed.

AFFIDAVIT – DEATH OF TRUSTEE (Title of Document)

(Only use if applicable)		
The undersigned hereby affirms that the document submitted for recording contains personal		
information as required by law: (check applicable)		
X Affidavit of Death of Trustee – NRS 440.380(1)(A) & NRS 40.525(5)		
Judgment – NRS 17.150(4)		
Military Discharge – NRS 419.020(2)		
Signature		
Jightture		
Shanna Haney Printed Name		
Stiatilia Halley Printed Ivalie		
This document is being (re-)recorded to correct document # . and is		
correcting		
\		
This page added to provide additional information required by NRS 111.312 Sections 1-2.		
(Additional recording fee applies)		

A.P.N.	A Portion of 1318-26-101-006	
Escrow No.:	20201444	
Re	cording Requested By:	
Vacation Ownership Title Agency, Inc.		
W	hen Recorded Mail To:	
Audrey Kleinhans		
2230 Windflow	ver Dr.	
Reno, NV 895	21	
	THE RESIDENCE OF THE PARTY OF T	

AFFIDAVIT - DEATH OF TRUSTEE

STATE OF NEVADA

SS.

COUNTY OF CARSON CITY

AUDREY KLEINHANS, of legal age, being duly sworn, deposes and says

That **EARL KLEINHANS**, the decedent mentioned in the attached Certificate of Death, is the same person as **EARL KLEINHANS**, named as one of the Trustees of that certain KLEINHANS TRUST, dated June 13, 1995 and designated one of the Trustees in the Deed recorded in Douglas County, State of Nevada on September 11, 1995 as Document No. 370150 in book 0995 at page 1252.

In accordance with the above referenced trust, **AUDREY KLEINHANS** shall act as trustee of said trust on the death of **EARL KLEINHANS**.

AUDREY KLEINHANS is filing this Affidavit with the Douglas County Recorder to establish the succession of **AUDREY KLEINHANS**, as trustee pursuant to the aforesaid trust. The trust estate includes an interest in real property located in Douglas County, State of Nevada, which is more fully described in **Exhibit 'A'** attached hereto and incorporated herein by reference.

Dated:

4/23/20

Audrey Kleinhans

This document is recorded as an ACCOMMODATION ONLY and without liability for the consideration therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

STATE OF NEVADA) COUNTY OF CARSON CITY)
Signed and sworn to (or affirmed) before me on September 23, 2020
by AUDREY KLEINHANS
Notary Public
Shanna Haney NOTARY PUBLIC STATE OF NEVADA Appt. No. 15-1372-3 My Appt. Expires June 16, 2024

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SIMILE OF NEVADA

CERTIFICATION OF VITAL RECORD

DIVISION OF HEALTH
VITAL STATISTICS

DEPARTMENT OF HUMAN RESOURCES

STATE OF NEVADA — DEPARTMENT OF HUMAN RESOURCES

DIVISION OF HEALTH — SECTION OF VITAL STATISTICS

CERTIFICATE OF DEATH

LOCAL FILE NUMBER STATE FILE NUMBER DECEASED-NAME TYPE DATE OF DEATH (Month, Day, Year) COUNTY OF DEATH OR PRINT IN RMANENT Ear1 ² April 30, 2006 Franklin KLEINHANS 3a. Douglas CITY, TOWN OR LOCATION OF DEATH HOSPITAL OR OTHER INSTITUTION—Name (If not either, give street and number) ACK INK If Hosp. or Inst. indicate DOA, OP/Emer. Rm. Inpatient (Specify) 3b. Gardnerville 3c.1380 Centerville Lane #30 4 Male CEDENT RACE—(e.g., White, Black, American Indian, etc.) (Specify) Was Decedent of Hispanic Origin? Specify ☐ yes ☐ no If yes, specify Mexican, Cuban, Puerto Rican, etc. UNDER 1 YEAR UNDER 1 DAY DATE OF BIRTH (Mo., Day, Yr.) DAYS White 7a. 71 7b. 8 July 29, 1934 CITIZEN OF WHAT COUNTRY STATE OF BIRTH (If not U.S.A., name country) Decedent's Education. Specify highest MARRIED NEVER MARRIED IF DEATH SURVIVING SPOUSE (If wife, give maiden name) WIDOWED, DIVORCED 9a. Michigan 9b. U.S.A. (Specify)Married 12 years 10. NSTITUTION 12. Audrey Kegler F HANDBOOK SOCIAL SECURITY NUMBER USUAL OCCUPATION (Give Kind of Work Done During Most of Working Life, Even if Retired) KIND OF BUSINESS OR INDUSTRY MPLETION OF -5274 Retail Clerk SIDENCE ITEMS Retail RESIDENCE-STATE CITY, TOWN, OR LOCATION STREET AND NUMBER 1380 Centerville In #30 Nevada Douglas 15c. Gardnerville 15b 15e. yes FATHER-NAME MOTHER-MAIDEN NAME RENTS Ernest Kleinhans Bertha Gombert INFORMANT-NAME (Type or Print) MAILING ADDRESS (Street or R.F.D. No., City or Town, State, Zip) 18a Audrey Kleinhans - Wife 18b. 1380 Centerville Lane #30, Gardnerville, NV 89410 BURIAL, CREMATION, REMOVAL, OTHER (Specify) CEMETERY OR CREMATORY-NAME LOCATION Cremation FitzHenry's Crematory Carson City, Nevada POSITION FUNERAL DIRECTOR NAME AND ADDRESS OF FACILITY FitzHenry's Carson Valley Funeral 20ь. 217 20c Home, 1380 Hwy 395, Gardnerville, NV 89410 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) and manner stated. th occurred at the time, date and place and (Signature and Title) (Signature and Title) DATE SIGNED (Mo., Day, Yr.) DATE SIGNED (Mo., Day, Yr.) : ERTIFIER NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print) PRONOUNCED DEAD (Mo., Day, Yr.) PRONOUNCED DEAD (Hour) NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, ATTENDING PHYSICIAN, MEDICAL EXAMINER, OR CORONER). (Type or Print.) LICENSE NUMBER 23a.Kelle Brogan, M.D., 18653 Wedge Parkway, Reno, NV 89511 6000 23b. DATE RECEIVED BY REGISTRAR (Mo., Day, Yr.) DEATH DUE TO COMMUNICABLE DISEASE 24a. (Signature) YEST NOK 25. IMMEDIATE CAUS NTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c).) Interval between onset and death PART Interval between onset and death DUE TO, OR AS A CONSEQUENCE OF Interval between onset and death OTHER SIGNIFICANT CONDITIONS—Conditions contributing to death but not resulting in the underlying cause given in Part 1. AUTOPSY WAS CASE REFERRED TO CORONER (Specify Yes or No) No ACC., SUICIDE, HOM., UNDET., OR PENDING INVEST. DATE OF INJURY (Mo., Day, Yr.) HOUR OF INJURY PLACE OF INJURY—At home, farm, street, factory, office building, etc. (Specify) INJURY AT WORK (Specify Yes or No) LOCATION STREET OR R F D No. CITY OR TOWN

STATE REGISTRAR

No. 338238



116089

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:

MAY - 5 2006

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



EXHIBIT "A"

The land situated in the State of Nevada, County of Douglas and described as follows:

An undivided one-three thousand two hundred and thirteenths (1/3213) interest as a tenant-in-common in the following described real property (The Real Property):

A portion of the North one-half of the Northwest one-quarter of Section 26, Township 13 North, Range 18 East, MDB&M, described as follows: Parcel 3, as shown on that amended Parcel Map for John E. Michelsen and Walter Cox recorded February 3, 1981, in Book 281 of Official Records, at Page 172, Douglas County, Nevada, as Document No. 53178, said map being an amended map of Parcels 3 and 4 as shown on that certain map for John E. Michelsen and Walter Cox, recorded February 10, 1978, in Book 278, of Official Records at Page 591, Douglas County, Nevada, as Document No. 17578.

EXCEPTING FROM THE REAL PROPERTY the exclusive right to use and occupy all of the Dwelling Units and Units as defined in the "Declaration of Timeshare Use" as amended as hereinafter referred to.

ALSO EXCEPTING FROM THE REAL PROPERTY AND RESERVING TO GRANTOR, its successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6 and 2.7 of the Declaration of Timeshare use and amendments thereto together with the right to grant said easements to others.

TOGETHER WITH THE EXCLUSIVE RIGHT TO USE AND OCCUPY a "Unit" as defined in the Declaration of Timeshare Use recorded February 16, 1983, in Book 283, at Page 1341 as Document No. 76233; amended by an instrument recorded April 20, 1983, in Book 483, at Page 1021 as Document No. 78917; amended by an instrument recorded July 20, 1983, in Book 783, at Page 1688 as Document No. 84425; amended by an instrument recorded October 14, 1983, in Book 1083, at Page 2572 as Document No. 89535; amended by an instrument recorded August 31, 1987, in Book 887, at Page 3987 as Document No. 161309; amended by an instrument recorded November 30, 1987, in Book 1187, at Page 3946 as Document No. 167429; and amended by an instrument recorded March 25, 1996, in Book 0396, at Page 3827 as Document No. 383937, Official Records of the County of Douglas, State of Nevada ("Declaration"), during a "Use Period", within the HIGH "Season within the "Owner's Use Year", as defined in the Declaration, together with a nonexclusive right to use the common areas as defined in the Declaration.

SUBJECT TO all covenants, conditions, restrictions, limitations, easements, rights and rights-of-way of record.

A PORTION OF APN: 1318-26-101-006