



KAREN ELLISON, RECORDER

APN# _____

Recording Requested by/Mail to:

Name: STEVEN H. NIELSEN

Address: 3635 RUBY CT.

City/State/Zip: WELLINGTON NV 89444

Mail Tax Statements to:

Name: _____

Address: _____

City/State/Zip: _____

§ CERTIFICATE OF TRUST

Title of Document (required)

----- (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)

Signature

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

1 **ABSTRACT CERTIFICATE SUMMARY OF NEVADA REVOCABLE TRUST and**
2 **POUR OVER WILL for STEVE H. NIELSEN, dated 10-14, 2020.**

3
4 The Sole Grantor/Trustee, Steve H. Nielsen, now establishes and executes his Nevada
5 Pour Over Will and Nevada Trust, "Steve H. Nielsen Revocable Trust, dated _____,
6 2020." This Certificate provides a summary of the necessary portions, terms, conditions, and
7 elements of his Trust/Will, and information in pertinent parts, as follows:

8 1. Grantor. Sole Grantor is Steve H. Nielsen, an unmarried man.

9 2. Trustee. I, Sole Trustee of said Trust, Steve H. Nielsen, am appointed by
10 myself as Sole Grantor. I have named and appointed my son, Nick S. Mavrakis living in
11 California, to serve as my Successor Trustee, medical/financial attorney-in-fact, power of
12 attorney, Executor, Personal Representative, and possible Co-Trustee later in my lifetime.
13 HE IS MY "PAID ON DEATH" BENEFICIARY at Bank of America and my SAFETY
14 DEPOSIT BOX BENEFICIARY. IF he passes away prior to my own death, then I
15 secondly appoint as alternate choice, my daughter, Jamie E. Denham. ONLY THEN
16 Jamie E., Denham shall serve as my second alternate choice as my Successor Trustee,
17 medical/financial attorney-in-fact, power of attorney, Executor, and Personal
18 Representative. I, Steve H. Nielsen, have deeded and bequeathed, as stated in my Trust,
19 Pour Over Will, and at Douglas County Recorder's Office, my home/property located at
20 3635 Ruby Court, Douglas County, Nevada 89444, APN# 1022-16-001-033, to my son,
21 Nick S. Mavrakis,(50%) and my daughter, Jamie E. Denham, (50%) in equal, fair
22 portions, as inheritance, and they are named as Grantees in my Affidavit of Deed Upon
23 Death filed with Douglas County.

24 3. If Nick S. Mavrakis passes away prior to my own death, then I give for inheritance my
25 home and property named herein, to my daughter, Jamie E. Denham in full. If Jamie E.
26 Denham has passed away previously to my own death, then Nick S. Mavrakis shall
27 inherit my home and property in full.

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4. Nick S. Mavrakis shall, upon the passing of Steve H. Nielsen, make full distribution to any beneficiaries (listed in the Trust and Pour Over Will), without bond, without inventory, and NO surety required.

5. I as the Grantor transfers to my Nevada Revocable Trust as the Grantor/Trustee all of his possessions and real property that he owns or is given or acquires in time. He shall hold the property and other assets in said Trust, which Steve H. Nielsen, maybe given or acquire from Grantor, or from others, all property and assets are the property of "Steve H. Nielsen Revocable Trust dated 10-14, 2020," held in his Trust. I have the right to transfer out all or any of my assets as the Sole Grantor.

6. The Grantor/Trustee, Steve H. Nielsen, of "Steve H. Nielsen Revocable Trust, dated 10 14, 2020," is entitled to every and each right and privilege of Nevada Revocable Trust, and he may at any time in writing with a Notary Public, make changes, amendments, and additions during such time of each of his own life time. Then my Trust and my estate shall be controlled by my appointed Executor, Personal Representative, and Successor Trustee, firstly, Nick S. Mavrakis. He shall distribute all my possessions, property, assets, money and home.

7. Now I, Steve H. Nielsen, have signed and executed of my own voluntary free will, act, deed, using sound mind and good judgment, and in my own capacity, to complete this document, Abstract Certificate of Summary of Nevada Revocable Trust. I state I am using full knowledge and understanding of my actions and decisions. I state I am without fraud, without undue influence, without duress/fear/constraint, and without coercion, to voluntarily sign and execute this document. I state that I void, cancel, nullify, and revoke all other Trusts, Wills, codicils, amendments, changes, and additions, signed prior to this date below. I hereby revoke, invalidate, cancel and nullify any other Wills and/or Trusts I have signed prior to 10 14, 2020.

8. Anyone not mentioned in my Nevada Trust and Pour Over Will was intentional and shall receive ONLY, EXACTLY ten (\$10.00) dollars. Anyone contesting my Will or/and

my Trust shall receive ONLY, EXACTLY ten (\$10.00) dollars. Dated 10-14, 2020.

Steve H. Nielsen

Steve H. Nielsen, Grantor/Trustee
"Steve H. Nielsen Rev. Trust dated 10-14, 2020."
3635 Ruby Court, Wellington, Douglas County, NV 89444
(775) 266-1917

State of Nevada)
County of Douglas) ss.

VERIFICATION

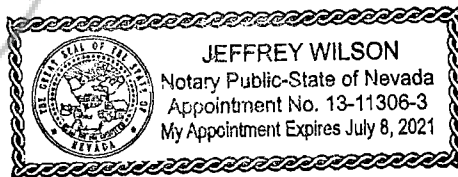
Steve H. Nielsen, being first duly sworn according to law, states that: The undersigned is Grantor/ Trustee in this document, Abstract Certificate of Summary of the Steve H. Nielsen Revocable Trust. He has read the above foregoing document, and knows the contents thereof; the same is true of his own knowledge, except for any matters therein stated upon data and belief, and to matters stated, he believes them to be true, and he knows the contents thereof; the same is true of his own knowledge, except for any matters therein stated upon data and belief, and to matters stated, he believes them to be true.

Steve H. Nielsen
Steve H. Nielsen, Grantor/ Trustee In Pro Per

State of Nevada)
County of Douglas) s.s.

Sworn/subscribed to before me, Notary Public in and for Nevada, Douglas County, on 10-14, 2020, by personally appeared identified, Steve H. Nielsen, Trustee/Grantor, and he did sign and execute this document of his own free act, will, and deed.

Jeffrey Wilson
NOTARY PUBLIC



State of Nevada)
County of Douglas) s.s.

Acknowledgment

On 10-14, 2020, personally appeared before me, Notary Public in and for said County and State, Steve H. Nielsen, Grantor/Trustee, proven to me to be the person described herein, who signed and executed the foregoing instrument, Abstract Certificate of Summary of

1 the Steve H. Nielsen, Revocable Trust, who acknowledged to me that he executed the same
2 freely, voluntarily and for the same uses and purposes therein mentioned. Witness my hand and
3 official seal the day and year in this certificate first written above.

4 
NOTARY PUBLIC

