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

D'TERRA LAW LLC

2021-962400 02/23/2021 02:30 PM

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KAREN ELLISON, RECORDER

APN: 1319-30-644-068

When Recorded Mail to: John E. Azevedo 1550 Security Place, #243 San Marcos. CA 92078

Mail Tax Statements to: John E. Azevedo 1550 Security Place, #243 San Marcos, CA 92078

# AFFIDAVIT OF TERMINATION OF JOINT TENANCY PROPERTY INTEREST (DEATH OF SPOUSE)

NRS 111.365

STATE OF NEVADA	)
	) ss
COUNTY OF DOUGLAS	)

The affiant, JOHN EDWARD AZEVEDO, being first duly sworn, deposes and states that:

- 1. The affiant is of legal age for the state of Nevada.
- 2. That AUDREY CAROLE AZEVEDO, the decedent mentioned in the attached certified copy of a Certificate of Death, who died on May 28, 2014, in Santa Clara County, California, is the same person as AUDREY CAROLE AZEVEDO, one of the named parties in that certain Grant, Bargain, Sale Deed signed and dated by Grantors on August 2, 1989.
- 3. That the said AUDREY CAROLE AZEVEDO died on the 28th day of May, 2014, in Stanford, Santa Clara County, State of California, as set forth in the Certificate of Death issued October 7, 2020, as Local Registration Number 3201443004508 with the State of California, County of Santa Clara.

- 4. That the affiant and the decedent were both Grantees in that certain Grant, Bargain, Sale Deed, signed and dated by Grantors on August 2, 1989, and recorded on August 21, 1989, as Document Number 209087, Book 889, Pages 2894 and 2895, in the records of the Office of the County Recorder of Douglas County, Nevada. The legal description is attached separately and incorporated herein as **Exhibit A**.
- 5. That the relationship between the affiant and the decedent was that of husband and wife and that the parties held the property as joint tenants with right of survivorship.
- 6. That all interest in and to said real property vested absolutely in the affiant, JOHN EDWARD AZEVEDO, as of the date of said decedent's death as set forth above.
- 7. I declare under penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct.

In witness whereof, I set my hand this 17th day of Fobruary, 2021.

JOHN EDWARD AZEVEDO

Affiant

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.

On Fob. 1714	<u>, 2021</u> , bef	ore me, _	12w1	Murlinez		
COUNTY OF: San	,	)				
STATE OF CALIFORN	NIA	)			\ \	

Notary Public, personally appeared JOHN EDWARD AZEVEDO, and who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary

wollyhinz e

#### **EXHIBIT A**

A timeshare estate comprised of:

#### PARCEL ONE:

An undivided 1/51<sup>st</sup> interest in and to that certain condominium as follows:

- A. An undivided 1/106<sup>th</sup> interest as tenants-in-common, in and to Lot 37 of Tahoe Village Unit No. 3 as shown on the Ninth Amended Map Recorded July 14, 1988 as Document No. 182057, Official Records of Douglas County, State of Nevada, except therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown and defined on that certain Condominium Plan Recorded as Document No. 182057, Official Records of Douglas County, Nevada.
- B. Unit No. 159 as shown and defined on said Condominium Plan.

#### PARCEL TWO:

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, for all those purposes provided for in the Declaration of Covenants, Conditions and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in the modifications thereof recorded September 28, 1973 as Document No. 69063 in Book 973, Page 812 of Official Records and recorded July 2, 1976 as Document No. 1472 in Book 776, Page 87 of Official Records.

#### PARCEL THREE:

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on Tahoe Village Unit No. 3 – Seventh Amended Map, recorded April 9, 1986 as Document No. 133178 of Official Records of Douglas County, State of Nevada and such recreational areas as may become a part of said timeshare project, for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, State of Nevada.

#### PARCEL FOUR:

- A. A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe Developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East, and
- B. An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

#### PARCEL FIVE:

The exclusive right to use a unit of the same Unit Type as described in the Declaration of Annexation of the Ridge Tahoe Phase Five recorded on August 18, 1988, as Document No. 184461 of Official Records of Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcels Two, Three and Four above for all of the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use weeks within the PRIME SEASON, as said quoted term is defined in the Declaration of Annexation of the Ridge Tahoe Phase Five

The above described exclusive rights may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season."

Portion of Parcel No. 42-286-01



## **COUNTY of SANTA CLARA**

SAN JOSE, CALIFORNIA

	CERTIFICATE OF DEATH  STATE FILE NUMBER  USE BLACK MR CHLY IN DE BLACK SHE WITER OF CALFORNIA  STATE FILE NUMBER  USE BLACK MR CHLY IN DE BLACK SHE WITER OF CALFORNIA  STATE FILE NUMBER			320144300				
	STATE FILE NUMBER  1. NAME OF DECEDENT- FIRST (Green)  AUDREY	2. MIDDLE CAROLE	AZ-17MAEA 24000	3. LAS	TENNIN EVEDO	LOCAL REGISTRATION	NUMBER	_
DATA	AXA, ALSO KNOWN AS - Include full AKA (FIRST, MIDDLE, LAST),	OAROLL		OF BIRTH mm/dd/c	CYY 5, AGE Yrs. F	UNDER ONE YEAR F	UNDER 64 HOU	
PERSONAL	BIRTH STATE/FOREIGN COUNTRY 10, SOCIAL SECURIT	YNUMBER   11. EVER IN I	U.S. ARMED FORCEST	12 MARTAL STATE	7.5 SERDE SETTING OF DELINE 7.		- 1	HOUR (24 Hours)
£	CA -084	i YES	X NO UNK	MARRIED		5/28/2014	1	1935
XECEDENT'S	13. EDUCATION - Highest Laves/Dogram these regressed on back!  HS GRADUATE  YES  YES	<u> </u>	X NO	CAUCASIA	ACE - Up to 3 reces may N, ITALIAN, I	FRENCH		1 1
ä	17. USUAL OCCUPATION - Type of work for most of Bie. DO NOT L BOOKKEEPER		KIND OF BUSINESS OR I		ery store, road construction	, amployment agency, etc	100	RS IN OCCUPATION
. 8	20. DECEDENT'S RESIDENCE (Street and number, or location) 27962 EL PORTAL DRIVE			•				
USUAL RESIDENCE		AMEDA	23:ZP 945	-	24, YEARS IN COUNTY 65	25/STATE/FOREIGN	COUNTRY	
INFOR-	26, INFORMANT'S NAME, RELATIONSHIP JOHN EDWARD AZEVEDO, SPOU	SE	27962 EL P	ORTAL DI	RIVE, HAYWA	RD, CA 9454	ntatia and zm) 12	
-	28. NAME OF SURVIVING SPOUSE/SRDP"-FIRST JOHN	29. MIDDLE EDWARD		30. LAST (BIRT	764	/		
SRDP A FORMA	31. NAME OF FATHER/PARENT-FIRST	.52. MIDDLE	//	83. LAST				BIRTH STATE
SPOUSE/SRDP AND ARENT INFORMATION	WILLIAM  35. NAME OF MOTHER/PARENT-FIRST	38. MIDDLE	_	DERAD 37. UAST (BIRT	-		CA  38.1	BURTH STATE
- 4	JOSEPHINE  39. DISPOSITION DATE IMM/00/00/DY 40. PLACE OF FINAL DIS	osmon RES. OF J	OHN FDWAR	ASTON D AZEVET			CA	<del></del>
FUNERAL DIRECTOR/ LOCAL REGISTRAR		RTAL DRIVE, HA				/	T 43.16CENS	SE NUMBER
L REGI	CR/RES	▶ NO	T EMBALMED		<u> </u>		-	
FUNERA	44, NAME OF FUNERAL ESTABLISHMENT HOLY ANGELS FUNERAL & CREM CENTER	ATION FD126	SE NUMBER 48. SIGNAT	A H COD/	CANTILL	<i>5</i>	1	/2014
5 x	101. PLACE OF DEATH STANFORD HOSPITAL		796	P ERVO		HER THAN HOSPITAL S	TT Dece	Ideni's
PLACE OF	SANTA CLARA 300 PASTE	SS OR LOCATION WHERE FOU JR DR	UND (Street and number, o	r location)		STANFO	RD	
	as cardiac arrest, respirato	deesses, nunes, or complication arrest, or versificular libriliston w	ns that directly caused di athous showing the eliclogy.	nth. DO NOT ester to DO NOT ABBREVIAT	emeral events such E.	Time interval Between Orises and Death	VOIL DEATH RE	ON X
	IMMEDIATE CAUSE (A RIGHT VENTRICULA) (Final disease of conductor resulting)	R FAILURE	\	_\_		MONS	- North	M KANES
-	In death)  Sequentially, list conditions, if any,	RIAL HYPERTEN	NOISN /	. \		YRS	109. BIOPSY	PERFORMED!
DEAT	leading to cause on Line A. Enter (C) UNDERLYPING CAUSE (decause or					(CT)	110 AUTOPS	SY PERFORMED?
CAUSE OF DEATH	CAUSE (COSSESSE OF LOUISE (COSSESSE OF LOUISE (COSSESSE OF LOUISE COSSESSE OF LOUISE COSS	i		<del> </del>		-pn	111. USED IND	ETERMINONIG CAUSET
- 3	112. OTHER SKINERCANT CONDITIONS CONTRIBUTING TO DEAD NONE	H BLIT NOT RESULTING IN TH	E UNDERLYING CAUSE G	VEN IN 107			<u> </u>	
and the same of th	113, WAS OPERATION PERFORMED FOR ANY CONDITION IN ITE	   107 OR 1127 (Kyss, list type o	of operation and date.)			1934	F FEMALE, PRE	COUNT IN LAST YEARS
	NO	115. SIGNATURE AND TITLE	OF CERTIFIER	$-\!\!\!/\!\!\!-$		116. UCE4SE NUMB	YES X	NO UNK
HYSICIAN'S RTIFICATION	AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED.  Decedimit Attempted Since Decedimit Lists Seen Allew  (A) mm/dd/ccyy (5) mm/dd/ccyy	►VINICIO DE J	ESUS PEREZ	M.D.	<b>50</b>	A87460	06/0	2/2014
¥ 69	05/02/2014 05/28/2014	300 PASTEUR	DRIVE H3143	, STANFO	RD, CA 9430	5		
	118. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DI MANNER OF DEATH Natural Accident Homicic		ng Could not	>e {	ED AT WORK?	121, INJURY DATE	nm/as/ccyy 12	12. HOUR (24 Hours)
123. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)								
ST STS	124, DESCRIBE HOW INJURY OCCURRED (Events which resulted	tn injury)						
CORONER'S USE ONLY	125, LOCATION OF INJURY (Street and number, or location, and o	ty, and sip)						
1	126. SIGNATURE OF CORONER / DEPUTY CORONER	<b>I</b>	127. DATE mm/dd/ccyy	128. TYPE NA	ME, TITLE OF CORONER	/ DEPUTY CORONER		
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REOIS	TRAR		*010	001002653386	) 	L		



### CERTIFIED COPY OF VITAL RECORDS STATE OF CALIFORNIA, COUNTY OF SANTA CLARA

This is a true and exact reproduction of the document officially registered and placed on file in the Office of the Santa Clara County Clerk-Recorder.

Hegun Alcomendras, COUNTY CLERK-RECORDER

OCT 07 2020

This copy is not valid unless prepared on an engraved border, displaying the date, seal and signature of the County Clerk. (O. B. 1837)