DOUGLAS COUNTY, NV

Rec:\$40.00 Total:\$40.00 2021-971905

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LINDA MUELLER	F
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APN#	
Recording Requested by/Mail to:	00139810202109719050060060 KAREN ELLISON, RECORDER
Name:	\ \
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Mail Tax Statements to:	
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City/State/Zip:	O 11 F Trustes
Title of Document	(required)
The undersigned hereby affirms that the do DOES contain personal information as requ Affidavit of Death – NRS 440.3	uired by law: (check applicable)
Judgment – NRS 17.150(4)	00(1)(1) (1) (1) (1)
Military Discharge – NRS 419.0	
Signature Mueller	
Printed Name	
This document is being (re-)recorded to correct document	#, and is correcting

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Laura Rose Nelson Becker Nelson Center & James 263 Main Street Placerville, CA 95667

MAIL TAX STATEMENTS TO:

Linda J. Mueller P.O. Box 18754 South Lake Tahoe, CA 96151

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIDAVIT OF DEATH OF TRUSTEE

APN: 1320-12-000-005 & 1320-12-000-0004

STATE OF CALIFORNIA, County of El Dorado:

- I, Linda J. Mueller, trustee of the trust described below, swear and affirm that the following is true and correct:
- 1. <u>TRUST</u>. By instrument dated September 5, 2013, James F. Mueller and Linda J. Mueller, husband and wife, as Settlors, signed a DECLARATION OF TRUST entitled the "Mueller Family Trust." The trust is an existing and valid trust.
- ORIGINAL TRUSTEE JAMES F. MUELLER, DECEASED. As shown on the attached Certified Certificate of Death, Settlor and original trustee James F. Mueller died at date and place as follows:

Name:

James F. Mueller

Date of Death:

February 5, 2021

Place:

Houston, TX

- 3. <u>ACCEPTANCE</u>. Pursuant to the terms of the Trust, I, Linda J. Mueller, am the sole currently-acting trustee of the Mueller Family Trust.
- 4. <u>REAL PROPERTY</u>. At the time of decedent's death, decedent was the owner, as Trustee, of certain real property acquired by a deed recorded on October 21, 2019 as Document Number 2019-936890 in the Official Records of the Office of the Douglas County Recorder, covering the following described real property situated in the said County, State of Nevada:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.

(i) RELIANCE. This Affidavit is evidence of the appointment and incumbency of Linda J. Mueller, trustee, and may be relied upon in dealing with the trustee. I hereby certify that the foregoing is true and correct. Dated: May 20, 2021 Linda J. Mueller, Trustee of the Mueller Family Trust dated September 5, 2013 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 El Dorado Subscribed and sworn to (or affirmed) before me on this 20th day of May, 2021, by Linda J. Mueller, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me. LAURA ROSE NELSON COMM. #2203808

NOTARY PUBLIC - CALIFORNIA 88

EL DORADO CO JNTY

N'y Comm. exp. July 11, 2021 (Seal) Signature,

Exhibit A

PARCEL 1:

A parcel of land located within the Southwest one-quarter of the Southeast one-quarter of Section 12, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the South one-quarter corner of said Section 12 as shown on the Record of Survey Map filed within the Official Records of Douglas County, Nevada as Book 1083, Page 3491, Document No. 89985;

Thence N. 0°08'19" E., 1322.12 feet to the Center-South one-sixteenth corner of Section 12;

Thence S. 89°19'48" E., 750.42 feet;

Thence S. 18°36'53" E., 1398.40 feet to a point on the South line of Section 12;

Thence N. 89°25'53" W. 1200.00 feet to the Point of Beginning.

Together with easements as shown on the Record of Survey Map filed as Book 1280, Page 1510, Document No. 51917.

This legal description adjusts the position and configuration of Parcel 47A as shown on said Record of Survey Map No. 51917 to make it consistent with the subsequent sectional breakdown of Section 12 as shown on Map No. 89985.

APN: 1320-12-000-004

PARCEL 2:

A parcel of land located within a portion of the South one-half of the Southeast one-quarter of Section 12, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 12 as shown on the Record of Survey Map filed within the Official Records of Douglas County, Nevada as Book 1083, Page 3491, Document No. 89985;

Thence N. 89°25'53" W., 1421.36 feet along the Southerly line of Section 12;

Thence N. 18°36'53" W., 1398.40 feet;

Thence S. 89°19'48" E., 1879.15 feet to a point on the Easterly line of Section 12;

Thence S. 0°29'37" W., 1317.43 feet to the Point of Beginning.

Together with easements as shown on the Record of Survey Map filed as Book 1280, Page 1510, Document No. 51917.

This legal description adjusts the position and configuration of Parcel 47B as shown on said Record of Survey Map No. 51917 to make it consistent with the subsequent sectional breakdown of Section 12 as shown on Map No. 89985.

SPACE BELOW FOR RECORDER

APN: 1320-12-000-005

NOTE: Above legal descriptions were previously recorded in Quitclaim Deed recorded January 13, 1984, in Book 184, Page 919, as Document No. 94180, Official Records, Douglas County, Nevada.



SPACE BELOW FOR RECORDER

DEPARTMENT OF STATE HEALTH SERVICES VITAL STATISTICS

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TARA DAS
STATE REGISTRAR

ISSUED Feb 23 2021

WARNING: THIS DOCUMENT HAS A DARK BLUE BORDER AND A COLORED BACKGROUND