

ASSESSOR'S PARCEL NO. 1219-15-001-024

WHEN RECORDED MAIL TO:

MARTIN A. NEUMANN, ESQ.
WEINSTOCK MANION, A LAW
CORPORATION
1875 CENTURY PARK EAST
SUITE 2000
LOS ANGELES, CA 90067

MAIL TAX NOTICES TO:

DOLLY GAY PETERS, TRUSTEE
951 SHERIDAN LANE
GARDNERVILLE, NV 89460

Affidavit of Successor Trustee

The undersigned GILLIAN R. KALTMAN AND GAYE RUSSELL-BRUCE, of legal age, being first duly sworn, depose and state under penalty of perjury under the laws of the State of Nevada:

1. NANCY HEINZ RUSSELL is named as Trustee under that certain Nancy Heinz Russell Living Trust UTD 1/6/89 (herein, the "Trust").
2. NANCY HEINZ RUSSELL died on November 6, 2020, and is the decedent named in that particular Certificate of Death attached hereto and made a part hereof.
3. NANCY HEINZ RUSSELL is the same person named as a trustee grantee in that particular deed recorded as Document No. 348890, in Book 1094, Page 3241, on October 19, 1994, in the office of the Recorder of Douglas County, Nevada.
4. GILLIAN R. KALTMAN AND GAYE RUSSELL-BRUCE are designated as the successor trustees under the Trust, to serve upon the death of NANCY HEINZ RUSSELL. The Trust was in effect at the date of the death of NANCY HEINZ RUSSELL and has not been revoked. GILLIAN R. KALTMAN AND GAYE RUSSELL-BRUCE have consented to act as trustees under the Trust.


GILLIAN R. KALTMAN

ACKNOWLEDGMENT

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.

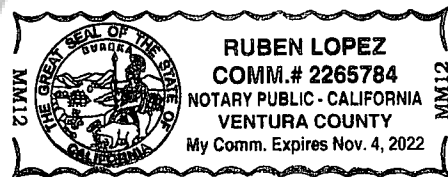
State of California)
County of VENTURA)

On MAY 10, 2021, before me, RUBEN LOPEZ, a Notary Public, personally appeared GILLIAN R. KALTMAN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) 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 PUBLIC



Gaye Russell-Bruce
GAYE RUSSELL-BRUCE

ACKNOWLEDGMENT

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 Sonoma)

On 4/26/21, before me, Stephanie Miner, a Notary Public, personally appeared Gaye Russell-Bruce, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) 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.

[Signature]
NOTARY PUBLIC

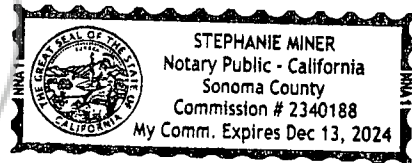


EXHIBIT A

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, AND IN THE NORTHWEST QUARTER OF SECTION 14, IN TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M. DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE NORTH ONE QUARTER CORNER OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 19 EAST, BEARS NORTH $73^{\circ} 12' 34''$ EAST, 2932.12 FEET; THENCE RUNNING SOUTH $64^{\circ} 00' 25''$ WEST A DISTANCE OF 200.00 FEET TO THE EAST SIDE OF SHERIDAN LANE; THENCE ALONG SHERIDAN LANE SOUTH $25^{\circ} 59' 35''$ EAST, A DISTANCE OF 480.00 FEET TO A POINT; THENCE NORTH $64^{\circ} 00' 25''$ EAST, A DISTANCE OF 200.00 FEET TO A POINT; THENCE NORTH $25^{\circ} 59' 35''$ WEST, A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING.

The legal description was obtained from that certain Grant, Bargain, Sale Deed recorded with the Douglas County Recorder on October 19, 1994, as Document No. 348890.

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF ORANGE HEALTH CARE AGENCY

3052020258372

CERTIFICATE OF DEATH

3202030019655

Form containing personal data, residence, informant, spouse, funeral, place of death, cause of death, registrar, and coroner information.

CERTIFIED COPY OF VITAL RECORDS

004604237

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

DATE ISSUED November 24, 2020

This is a true and exact reproduction of the document officially registered and placed on file in the office of the VITAL RECORDS SECTION, ORANGE COUNTY HEALTH CARE AGENCY.

Signature of Nichole Quick, MD, Health Officer, Orange County, California.

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

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE