DOUGLAS COUNTY, NV

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2021-972612 08/17/2021 08:31 AM

U.S. DEEDS

KAREN ELLISON, RECORDER

#### ASSESSOR'S PARCEL NO. <u>1219-15-001-024</u>

#### 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 The Trust was in effect at the date of the death of NANCY HEINZ RUSSELL and has not been revoked.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 RI 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 FMVRA

On MAN 10, 2021, before me, 208FJ 10PF2, a Notary Public, personally appeared 6000 MAN 1, KATMAN, who proved to me on the basis of satisfactory evidence to be the arrest of whose personal values are self-action, and the personal values of the personal values o

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

RUBEN LOPEZ
COMM.# 2265784
NOTARY PUBLIC - CALIFORNIA
VENTURE COUNTY
My Comm. Expires Nov. 4, 2022

Jense Pussell-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 Somoma )

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

STEPHANIE MINER
Notary Public - California
Sonoma County
Commission # 2340188
My Comm. Expires Dec 13, 2024

#### **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 MORTH ONE QUARTER CORNER OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 19 EAST, BEARS NORTH 73° 12° 34" EAST, 2932.12 FEET; THENCE RUNNING SOUTH 64° 00° 25" HEST A DISTANCE OF 200.00 FEET TO THE EAST SIDE OF SHERIDAN LANE; THENCE ALONG SHERIDAN LANE SOUTH 25° 59° 35" EAST, A DISTANCE OF 480.00 FEET TO A POINT; THENCE NORTH 64° 00° 25" EAST, A DISTANCE OF 200.00 FEET TO A POINT; THENCE NORTH 25° 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.

# STATED DO CALD ORD BAD A

CERTIFICATION OF VITAL RECORD:

# COUNTY OF ORANGE HEALTH CARE AGENCY

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CERTIFIED COPY OF VITAL RECORDS

2020

STATE OF CALIFORNIA COUNTY OF ORANGE

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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.

DATE ISSUED

November 24, 2020

whole Quik

, MD

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

NICHOLE QUICK, M.D.

HEALTH OFFICER

ORANGE COUNTY, CALIFORNIA

