

APN# 1219-26-001-048

DOUGLAS COUNTY, NV **2021-973256**  
Rec:\$40.00  
\$40.00 Pgs=5 **08/30/2021 08:26 AM**  
LIFELINE ESTATE SERVICES  
KAREN ELLISON, RECORDER

**Recording Requested by:**

Name: LIFELINE ESTATE SERVICES, INC.  
Address: 3708 LAKESIDE DR. STE. 202  
City/State/Zip: RENO/NEVADA/89509

**When Recorded Mail to:**

Name: LIFELINE ESTATE SERVICES, INC.  
Address: 3708 LAKESIDE DR. STE. 202  
City/State/Zip: RENO/NEVADA/89509

**Mail Tax Statement to:**

Name: PATRICK BRONNAN  
Address: 548 JACKSON RANCH RD.  
City/State/Zip: CAVENDISH, NV 89460

Affidavit regarding death of initial  
co-trustee(s) and assumption of trusteeship by  
( Title of Document ) Surviving trustee.

( for Recorder's use only )

**Please complete Affirmation Statement below:**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.  
(Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law: NRS 440.380  
(State specific law)

[Signature] office manager.  
Signature Title

Tiffany Rushing  
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

APN # : 1219-26-001-048  
RECORDING REQUESTED  
AND RETURN TO:  
Lifeline Estate Services, Inc.  
3708 Lakeside Dr. STE 202  
Reno, NV 89509

MAILTAX STATEMENTS TO:  
Patrick J. Brennan, Trustee  
548 Jackson ranch Rd.  
Gardnerville, NV 89460

**AFFIDAVIT REGARDING DEATH OF INITIAL CO-TRUSTEE(S)  
AND ASSUMPTION OF TRUSTEESHIP BY SURVIVING TRUSTEE**

The following described real estate in Douglas County, State of Nevada:

**SEE ATTACHED EXHIBIT "A"**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues, and profits thereof.

The undersigned, PATRICK JOSEPH BRENNAN, hereby declares that, TERRY ANN BRENNAN, died on June 27<sup>th</sup>, 2021, is the decedent mentioned in the attached certified copy of Certificate of Death, and is the same person as TERRY ANN BRENNAN, named as one of the initial Trustee in that certain Declaration of Trust titled the PATRICK JOSEPH BRENNAN AND TERRY ANN BRENNAN 2004 REVOCABLE LIVING TRUST DATED MAY 26, 2004.

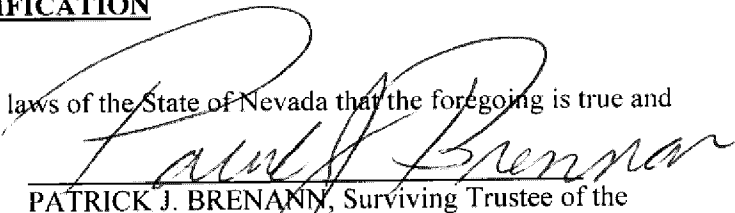
Declarant further declares that he is the Successor Trustee named in the Declaration of trust and that he hereby assumes the position of Trustee.

The undersigned declares under penalty of perjury that the foregoing is true and correct, and that this declaration is executed on the date and place indicated below.

Executed on this 26 th day of AUGUST, 2021, in the City of  
Reno, County of Washoe, State of Nevada.

**VERIFICATION**

I declare under penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct.

  
PATRICK J. BRENNAN, Surviving Trustee of the  
PATRICK JOSEPH BRENNAN AND TERRY ANN  
BRENNAN 2004 REVOCABLE LIVING TRUST  
DATED MAY 26, 2004

STATE OF NEVADA

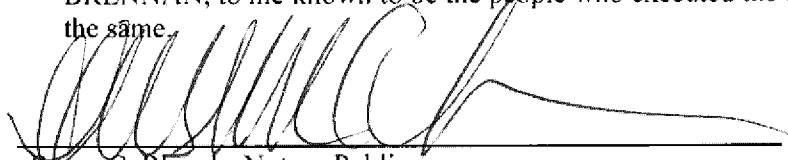
)

) SS:

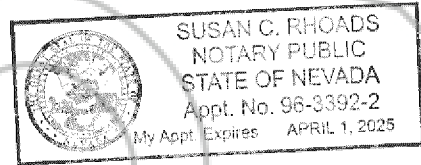
COUNTY OF WASHOE

)

Personally came before me this 26<sup>th</sup> day of August, 2021, the above named PATRICK JOSEPH BRENNAN, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Susan C. Rhoads, Notary Public  
Washoe County, Nevada  
My Commission 04/01/2025



COPY

## EXHIBIT A

### PARCEL 1:

That portion of the North ½ of Section 26, Township 12 North, Range 19 East, M.D.B.&M. in the County of Douglas, State of Nevada being more particularly described as follows: Beginning at the Southeasterly corner of Lot 7 of the Amended Record of Survey for Jerald R. Jackson, recorded in Book 0501 at Page 9960 as Document No. 515523 of Official Records of said Douglas County; thence Westerly along the Southerly line of said Lot 7, South 71°25'05" West, 341.85 feet to the Southwesterly corner of said Lot 7; thence Northerly along the Westerly line of lot 6 and lot 7 of said Amended Record of Survey, North 0°04'29" West, 421.81 feet to the Northwesterly corner of said Lot 6; thence Easterly along the Northerly line of said Lot 6, North 71°25'05" East, 186.09 feet; thence South 18°34'55" East, 4.50 feet to a point on a curve concave to the Southeast and having a radius of 55.00 feet, a radial line through said point bears North 18°34'55" West; thence Southerly along said curve through a central angle of 57°33'49" an arc distance of 55.26 feet to a point on said curve, a radial line through said point bears North 76°08'44" West; thence South 71°25'05" West, 118.08 feet; thence South 0°04'29" East, 86.74 feet; thence South 27°13'27" East, 227.54 feet; thence North 71°25'05" East, 108.65 feet; thence North 5°26'58" West, 89.56 feet to a point on the Northerly line of said Lot 7; thence Easterly along said Northerly line North 71°25'05" East, 51.14 feet to the Northeasterly corner of said Lot 7; thence Southerly along the Easterly line of said Lot 7, South 18°25'00" East, 150.00 feet to the Point of Beginning.

### PARCEL 2:

All roadway easements as set forth in Grant, Bargain, Sale Deed executed by Jerald R. Jackson Trustee and Irene M. Windholz, Trustee and filed for record with Douglas County Recorder on May 31, 2001 in Book 0501, Page 9960 as Document No. 0515524 and being further depicted on the Amended Record of Survey for Jerald R. Jackson filed for record with the Douglas County Recorder on May 31, 2001 in Book 0501, Page 9960 as Document No. 0515523.

NOTE(NRS 111.312): The above metes and bounds description appeared previously in that certain Quitclaim Deed, recorded in the office of the County Recorder of Douglas County, Nevada on September 24, 2007, as Document No. 0709843, of Official Records.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues, and profits thereof

**STATE OF NEVADA**  
**CERTIFICATION OF VITAL RECORD**

**DEPARTMENT OF HEALTH AND HUMAN SERVICES**  
**DIVISION OF PUBLIC AND BEHAVIORAL HEALTH**  
**VITAL STATISTICS**

CASE FILE NO. 4221399

**CERTIFICATE OF DEATH**

2021015698  
STATE FILE NUMBER

TYPE OR  
PRINT IN  
PERMANENT  
BLACK INK

DECEDENT

IF DEATH  
OCCURRED IN  
INSTITUTION SEE  
HANDBOOK  
REGARDING  
COMPLETION OF  
RESIDENCE  
ITEMS

PARENTS

DISPOSITION

TRADE CALL

CERTIFIER

REGISTRAR

CAUSE OF  
DEATH

CONDITIONS IF  
ANY WHICH  
GAVE RISE TO  
IMMEDIATE  
CAUSE  
STATING THE  
UNDERLYING  
CAUSE LAST

1a. DECEASED-NAME (FIRST,MIDDLE, LAST,SUFFIX) <b>Terry Ann Victoria BRENNAN</b>		2. DATE OF DEATH (Mo/Day/Year) <b>June 27, 2021</b>		3a. COUNTY OF DEATH <b>Douglas</b>	
3b. CITY, TOWN, OR LOCATION OF DEATH <b>Gardnerville</b>		3c. HOSPITAL OR OTHER INSTITUTION -Name(if not other, give street and number) <b>548 Jackson Ranch Rd</b>		3e. If Hosp. or Inst. indicate: D/OA,OP/Emer. Rm. (Inpatient)(Specify): <b>Home</b>	
4. SEX <b>Female</b>		5. RACE (Specify) <b>White</b>		6. Hispanic Origin? Specify <b>No - Non-Hispanic</b>	
7a. AGE-Last birthday (Years) <b>68</b>		7b. UNDER 1 YEAR MOS. DAYS		7c. UNDER 1 DAY HOURS MINS	
8. DATE OF BIRTH (Mo/Day/Yr) <b>April 01, 1953</b>		9a. STATE OF BIRTH (if not US/CA, name country) <b>California</b>		9b. CITIZEN OF WHAT COUNTRY <b>United States</b>	
10. EDUCATION <b>12</b>		11. MARITAL STATUS (Specify) <b>Married</b>		12. SURVIVING SPOUSE'S NAME (Last name prior to first marriage) <b>Patrick Joseph BRENNAN</b>	
13. SOCIAL SECURITY NUMBER <b>[REDACTED]-1650</b>		14a. USUAL OCCUPATION (Give Kind of Work Done During Most of)		14b. KIND OF BUSINESS OR INDUSTRY	
15a. RESIDENCE - STATE <b>Nevada</b>		15b. COUNTY <b>Douglas</b>		15c. CITY, TOWN OR LOCATION <b>Gardnerville</b>	
15d. STREET AND NUMBER <b>548 Jackson Ranch Rd</b>		15e. INSIDE CITY LIMITS (Specify Yes or No) <b>Yes</b>		16. Ever in US Armed Forces? <b>No</b>	
15a. FATHER/PARENT - NAME (First Middle Last Suffix) <b>Louis LANDINI</b>			17. MOTHER/PARENT - NAME (First Middle Last Suffix) <b>Catherine DEVINCENZI</b>		
13a. INFORMANT - NAME (Type or Print) <b>Patrick Joseph BRENNAN</b>			13b. MAILING ADDRESS (Street or R.F.D. No, City or Town, State, Zip) <b>548 Jackson Ranch Rd Gardnerville, Nevada 89460</b>		
15a. BURIAL, CREMATION, REMOVAL, OTHER (Specify) <b>Removal/Burial</b>		15b. CEMETERY OR CREMATORY - NAME <b>Holy Cross Catholic Cemetery</b>		15c. LOCATION City or Town State <b>Colma California 94014</b>	
20a. FUNERAL DIRECTOR - SIGNATURE (Or Person Acting as Such) <b>CARLEN THOMAS</b> SIGNATURE AUTHENTICATED		20b. FUNERAL DIRECTOR LICENSE NUMBER <b>FD861</b>		20c. NAME AND ADDRESS OF FACILITY <b>Walton's Funerals and Cremations</b> 1521 Church Street Gardnerville NV 89410	
TRADE CALL - NAME AND ADDRESS <b>Duggan's Sierra Martuary 500 Westlake Ave Daly City CA 94014</b>					
21a. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature & Title) <b>BRYAN L RICKS MD</b> SIGNATURE AUTHENTICATED			22a. On the basis of examination and/or investigation, in my opinion, death occurred at the time, date and place and due to the cause(s) stated. (Signature & Title)		
21b. DATE SIGNED (Mo/Day/Yr) <b>July 02, 2021</b>		21c. HOUR OF DEATH <b>03:26</b>		22b. DATE SIGNED (Mo/Day/Yr)	
21d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)		22d. PRONOUNCED DEAD (Mo/Day/Yr)		22e. PRONOUNCED DEAD AT (Hour)	
23a. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, ATTENDING PHYSICIAN, MEDICAL EXAMINER, OR CORONER) (Type or Print) <b>Bryan L Ricks MD, 1200 Mountain Street Carson City, NV 89703</b>				23b. LICENSE NUMBER <b>9435</b>	
24a. REGISTRAR (Signature) <b>BLAISE SATARIANO</b> SIGNATURE AUTHENTICATED			24b. DATE RECEIVED BY REGISTRAR (Mo/Day/Yr) <b>July 07, 2021</b>		24c. DEATH DUE TO COMMUNICABLE DISEASE YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
25. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c).) PART I				Interval between onset and death	
(a) <b>Cardiopulmonary Arrest</b>				Immediate	
DUE TO, OR AS A CONSEQUENCE OF:				Interval between onset and death	
(b) <b>Muscular Disease</b>				2 Years	
DUE TO, OR AS A CONSEQUENCE OF:				Interval between onset and death	
(c) <b>Uncertain Etiology</b>				30 Years	
DUE TO, OR AS A CONSEQUENCE OF:				Interval between onset and death	
(d)					
PART II OTHER SIGNIFICANT CONDITIONS-Conditions contributing to death but not resulting in the underlying cause given in Part I.				26. AUTOPSY (Specify Yes or No) <b>No</b>	
28a. ACC. SUICIDE, HOMICIDE, UNDET. OR PENDING INVEST. (Specify)		28c. DATE OF INJURY (Mo/Day/Yr)		28e. HOUR OF INJURY	
28b. PLACE OF INJURY- At home, farm, street, factory, office building, etc. (Specify)		28d. DESCRIBE HOW INJURY OCCURRED		28f. LOCATION STREET OR R.F.D. No. CITY OR TOWN STATE	
28e. INJURY AT WORK (Specify Yes or No)		28g. LOCATION STREET OR R.F.D. No. CITY OR TOWN STATE		28f. PLACE OF INJURY- At home, farm, street, factory, office building, etc. (Specify)	



**CERTIFIED COPY OF VITAL RECORDS**

This is a true and exact reproduction of the document officially registered and placed on file in the office of the State Registrar and Vital Records.

7/30/2021

DATE ISSUED:

STATE REGISTRAR

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

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

