

APN# 1420-34-303-002

Recording Requested by/Mail to:

Name: FIRST AMERICAN TITLE

Address: 1663 US HWY 395 N STE 101

City/State/Zip: MINDEN NV 89423

Mail Tax Statements to:

Name: The Estate of Nicholas P. Cane

Address: 18510 Doty Ave

City/State/Zip: Torrance CA 90504



KAREN ELLISON, RECORDER

LETTERS OF TESTAMENTARY

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

EMILY TOBIAS

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

EXHIBIT 'A'

A PARCEL OF LAND BEING A PORTION OF LOT 1 OF THE ORIGINAL ARTEMESIA SUBDIVISION IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M., IN DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL FROM WHICH THE SOUTH 1/4 CORNER OF SAID SECTION 34 BEARS SOUTH 8° 13' 03" EAST, 2312.29 FEET; THENCE SOUTH 89° 59' WEST, 302.50 FEET TO STEWART AVENUE; THENCE NORTH 0° 03' EAST, 160.63 FEET ALONG STEWART AVENUE; THENCE NORTH 89° 59' EAST 302.50 FEET; THENCE SOUTH 0° 03' WEST, 160.63 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 30, 2000, IN BOOK 800, PAGE 5498, AS INSTRUMENT NO. 0498552.

RECEIVED

FILED

Case No. 2021-PB-00128

OCT 19 2021

2021 OCT 19 PM 2:14

Dept. I

Douglas County
District Court Clerk

The undersigned hereby affirms this document
does not contain personal information

LOREN WILLIAMS
CLERK

BY  DEPUTY

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF DOUGLAS

In the Matter of the Estate of

LETTERS OF TESTAMENTARY


NICHOLAS P. CANE,

Deceased.

On the 19 day of October 2021, the Court entered an Order admitting the decedent's will to probate and appointing Betty Dunn, as Personal Representative of the Estate of Nicholas Cane, deceased, to serve with full authority to administer the estate pursuant to the Independent Administration of Estates Act. The Personal Representative shall serve without bond and with full authority to act. After being duly qualified, Betty Dunn, may act and have all the authority and duties of Personal Representative under the Nevada Revised Statutes.

In testimony of which, I have this date signed these letters and affixed the seal of the Court.

DATED this 19 day of October 2021.

CLERK OF THE COURT 

By: 

MINDEN LAWYERS, LLC
POST OFFICE BOX 2860
MINDEN, NEVADA 89423
(775) 782-7171

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OATH OF PERSONAL REPRESENTATIVE

State of California)
County of 9/3/2021) :ss.
Los Angeles) beal

I, Betty Dunn, whose mailing address is 18510 Doty Ave, Torrance, CA 90504 do solemnly affirm that I will faithfully perform according to law the duties of a Personal Representative, and that all matters stated in any petition or paper filed with the Court by me are true of my own knowledge or, if any matters are stated on information and belief, I believe them to be true.

Betty Dunn
Betty Dunn
Personal Representative of the Estate of
Nicholas Cane

SUBSCRIBED AND AFFIRMED before
me on this 3 day of September 2021.

See attached.

Notary Public

MINDEN LAWYERS, LLC
POST OFFICE BOX 2860
MINDEN, NEVADA 89423
(775) 782-7171

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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 LOS ANGELES) ss.

Subscribed and sworn to (or affirmed) before me on this 3rd day of September, 2021, by Betty Dunn, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS my hand and official seal.

Signature: *Teri L. Koeneke*



CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original in file and of record in my office.

DATE 03/16/2022

BOBBIE R. WILLIAMS Clerk of Court
of the State of Nevada, in and for the County of Douglas,

By *[Signature]* Deputy