

After Recording Mail to:

Carson Nisley
889 Foothill Rd.
Gardnerville, NV 89460

Mail Tax Statements To:

Carson Nisley
889 Foothill Rd.
Gardnerville, NV 89460



KAREN ELLISON, RECORDER

The undersigned affirms that this document **does** contain the social security number of a person or persons, as required by NRS 440.380. (NRS 239B.030).

**AFFIDAVIT OF SUCCESSOR TRUSTEE,
AND CERTIFICATE OF THE
NISLEY LIVING TRUST**

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

Carson Nisley and Karl Eric Nisley of Gardnerville, Nevada, being first duly sworn, do hereby swear under penalties of perjury under the laws of the State of Nevada that the following statements are true:

(1) By instrument dated November 12, 2013, Karl Eric Nisley and Julie Ann Nisley executed the Declaration of the Nisley Living Trust ("Trust"). The Trust was amended and fully restated by Declaration on November 4, 2021. The Trust has not been further amended as of the date of execution of this Affidavit.

(2) The Nisley Living Trust identified Karl Eric Nisley and Julie Ann Nisley as the initial Trustees, and allows the survivor of them to act as sole Trustee on the death or incapacity of one of them. Julie Ann Nisley died on May 28, 2022. A certified copy of her death certificate is attached hereto as Exhibit "A".

(3) Pursuant to Section 3.04 of the Restated Declaration of the Nisley Living Trust allows the surviving Trustee to "resign and appoint a replacement at any time". By this Affidavit of Successor Trustee and Certificate of the Nisley Living Trust, Karl Eric Nisley hereby resigns and appoints Carson Nisley as the sole Trustee of the Nisley Living Trust.

(4) Pursuant to the terms of the Trust, Carson Nisley has assumed all the duties of Successor Trustee.

(5) Carson Nisley is authorized under the terms of the Trust and applicable provisions of Nevada Revised Statutes to act as the Successor Trustee with respect to the Trust's interest in any property.

(6) Carson Nisley is authorized to act on behalf of the Trust, and is vested with the following powers concerning the management of the Trust property, in addition to the powers now or hereafter conferred under the laws of the State of Nevada, NRS 163.260 to 163.410, inclusive:

(a) To invest the trust estate in any common or preferred stocks, mutual funds, investment trusts, bonds, deeds of trust, notes, real estate, or other property the Trustee in the Trustee's discretion select. The Trustee shall have the full power to invest the Trust funds without being restricted to forms of investments that the Trustee may otherwise be permitted to make by law.

(b) To manage, control, grant options on, purchase, sell (for cash or deferred payments), convey, exchange, partition, divide, improve and repair real and personal Trust property.

(c) To operate any business that the Trustee receives or acquires under the Trust for as long as the Trustee considers advisable.

(d) To retain, purchase, or otherwise acquire unproductive real or personal property.

(e) To hold securities or other property in the Trustee's own name or in a nominee's name, or to hold securities unregistered in such condition that ownership will pass by delivery.

(f) To lease Trust property for terms within or beyond the term of the Trust for any purpose.

(g) To lend money to any person, including the probate estate of either Trustor.

(h) To purchase property at its fair market value, as determined by the Trustee in the Trustee's discretion, from the probate estate of either Trustor.

(i) To carry insurance of the kinds and in the amounts the Trustee considers advisable, at the expense of the Trust, to protect the trust estate and the Trustee personally against any hazard.

(7) Real property subject to this Trust includes the following described property:
All that real property in the County of Douglas, State of Nevada, bounded and described as follows:

An undivided one-third interest in and to the following described property:

All that certain lot, piece, parcel or portion of land situate, lying and being within the South ½ of Section 14, Township 12 North, Range 19 East, M.D.M. and more particularly described as follows:

A boundary line adjustment between Revised Parcel 2 and Revised Parcel 3 of the Parcel Map for Weyher Construction Co. filed for record in Book 779 at Page 604, as Document No. 34394, Official Records of Douglas County, Nevada and Revised Parcel 2 of the Parcel Map for Dorothy Colley and Diane Gordon filed for record in Book 1286 at Page 3238, as Document No. 147357, Official Records of Douglas County, Nevada and as shown on that Record of Survey for Dorothy Colley and Diane Gordon filed for record in Book 1286 at Page 3238, as Document No. 147357, Official Records of Douglas County, Nevada, and more particularly described as follows:

Commencing at the northeast corner of the Colley, Gordon Revised Parcel 2 as shown on aforesaid Record of Survey from which point the North 1/4 corner of aforesaid Section 14 bears North 41°31'44" East a distance of 3,356.53 feet;

thence from aforesaid Northeast corner along the North line of said parcel South 64°00'25" West a distance of 459.68 feet to the TRUE POINT OF BEGINNING;

thence leaving said North line South 25°59'35" East a distance of 143.10 feet; thence South 61°08'13" West a distance of 404.23 feet to a point on the Easterly right-of-way line of Foothill Rd.;

Thence along said right-of-way line through a curve whose radius bears North 52°31'23" East, 4,960.00 feet distant with a central angle of 02°19'45", an arc length of 201.62 feet and whose chord bears North 36°18'44" West a distance of 201.61 feet to the Northwest corner of Parcel 2 as shown on the aforesaid Parcel Map for Weyher Construction Co.;

Thence along the Northerly line thereof North 64°00'25" East a distance of 319.84 feet; thence South 38°58'10" East a distance of 35.92 feet; thence North 64°00'25" East a distance of 111.93 feet; to the TRUE POINT OF BEGINNING.

Reference is hereby made to that certain Record of Survey No. 2 Supporting a Boundary Line Adjustment for Dorothy Colley and Diane Gordon, foed for record in the office of the Douglas County Recorder, State of Nevada, on November 20, 1992, in Book 1192, Page 3651, as Document No. 293657, Official Records.

APN 1219-15-002-044, located at 889 Foothill Rd., Gardnerville, Nevada.

Per NRS 111.312, this metes and bounds legal description was previously recorded at Document No. 614486, Book 0504, Page 14027, on May 27, 2004.

No other person has a right to the interest of the Trust in the described property.

(8) For the purpose of inducing all persons, organizations, corporations and entities including but not limited to any bank, broker, custodian, insurer, lender, title company, transfer agent, taxing authority, governmental agency, or party to act in reliance upon this Certificate of Trust, Carson Nisley hereby represents, warrants and agrees that:

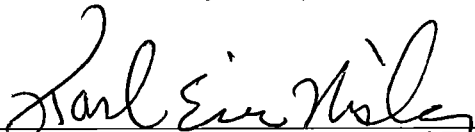
(a) If the Trust is revoked or amended under any circumstances, Carson Nisley, his estate, heirs, successors and assigns will hold any person, organization, corporation or entity (hereinafter referred to collectively as "Person") harmless from any loss suffered, or liability incurred by such Person in acting in accordance with the instructions of the Trustee acting under the Trust Agreement or this Certificate of Trust prior to the receipt by such Person of actual notice of any such revocation or amendment.


(b) The powers conferred on the Trustee by the Trust Agreement as set out in this Certificate of Trust may be exercised by the Trustee alone and the Trustee's signature or act under the authority granted in the Trust Agreement may be accepted by Persons as fully authorized by the undersigned Trustee and with the same force and effect as if he was personally present, competent and acting on his own behalf.

(c) No Person who acts in reliance upon this Certificate of Trust or any representations the Trustee may make as to the fact that the Trustee's powers are then in effect, the scope of the Trustee's authority granted under the Trust Agreement, the Trustors' competency at the time the Trust Agreement was executed, the fact that the Trust Agreement has not been revoked, or the fact that the Trustee continues to serve as Trustee, shall incur any liability to the undersigned, Carson Nisley's heirs or assigns for permitting the Trustee to exercise any such authority.

(10) The situs of this Trust is Nevada.

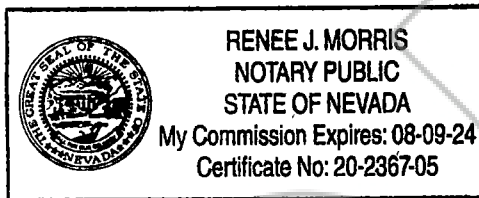
Dated this 19th day of July, 2022.


KARL ERIC NISLEY, Trustor and Trustee


CARSON NISLEY, Successor Trustee

On July 19, 2022, before me, Renee J. Morris, a Notary Public, personally appeared KARL ERIC NISLEY and CARSON NISLEY, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.




NOTARY PUBLIC

EXHIBIT A

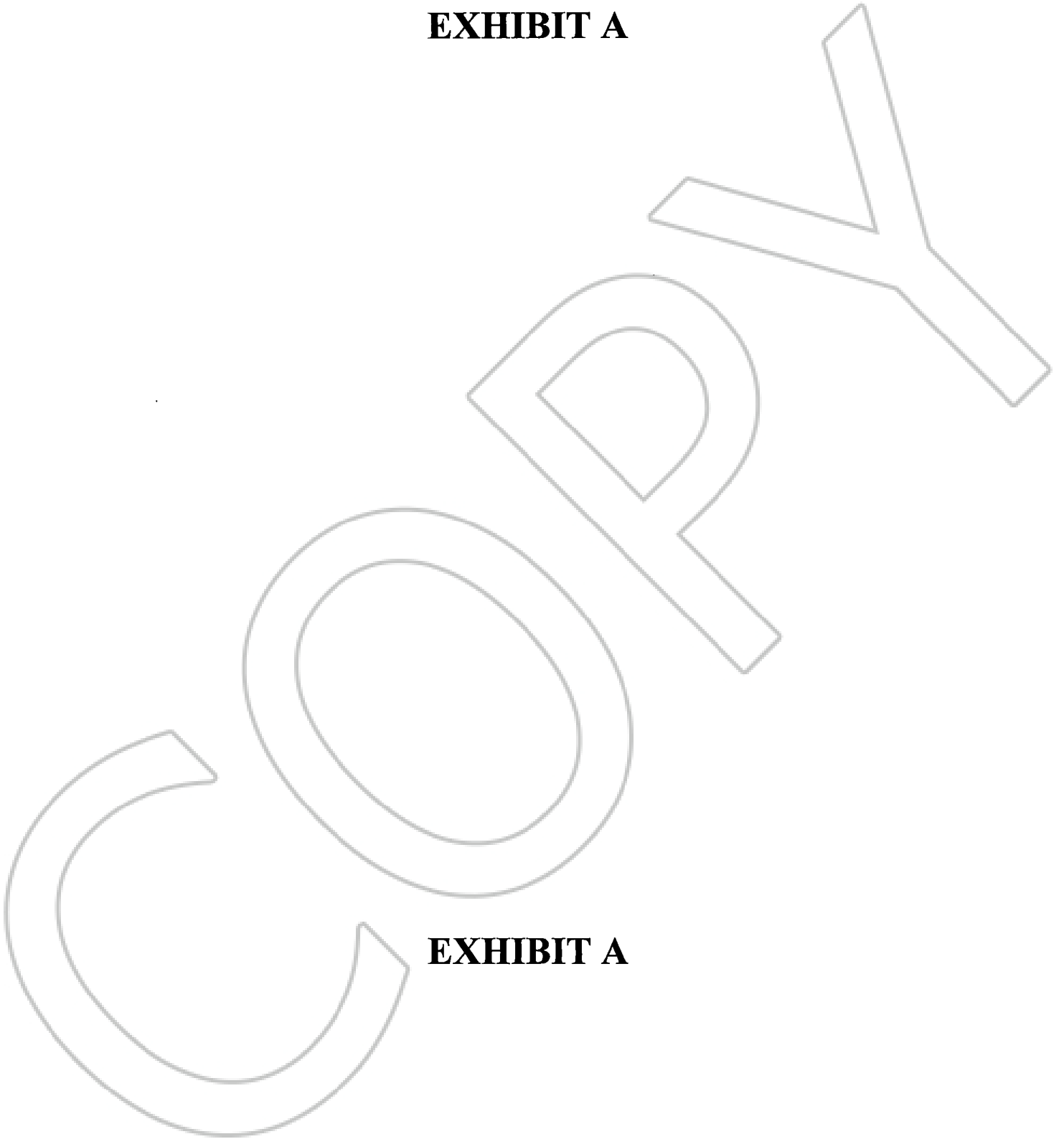


EXHIBIT A

STATE OF NEVADA
CERTIFICATION OF VITAL RECORD

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

CASE FILE NO. 4286606

CERTIFICATE OF DEATH

2022013758
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) Julie Ann NISLEY		2 DATE OF DEATH (Mo/Day/Year) May 28, 2022		3a COUNTY OF DEATH Douglas	
3b CITY, TOWN, OR LOCATION OF DEATH Gardnerville		3c HOSPITAL OR OTHER INSTITUTION -Name(if not either, give street and number) 889 Foothill Rd		3e If Hosp or Inst. indicate DOA, OP/Emer Rm, Inpatient(Specify) Home	
5 RACE (Specify) White		6 Hispanic Origin? Specify Yes - Mexican		7a AGE-Last birthday (Years) 61	
7b UNDER 1 YEAR MOS		7c UNDER 1 DAY DAYS		8 DATE OF BIRTH (Mo/Day/Yr) June 27, 1960	
9a STATE OF BIRTH (If not US/CA, name country) California		9b CITIZEN OF WHAT COUNTRY United States		10 EDUCATION 14	
11 MARITAL STATUS (Specify) Married		12 SURVIVING SPOUSE'S NAME (Last name prior to first marriage) Karl Eric NISLEY			
13 SOCIAL SECURITY NUMBER 4437		14a USUAL OCCUPATION (Give Kind of Work Done During Most of) Orthodontic Assistant		14b KIND OF BUSINESS OR INDUSTRY MEDICAL	
15a RESIDENCE - STATE Nevada		15b COUNTY Douglas		15c CITY, TOWN OR LOCATION Gardnerville	
15d STREET AND NUMBER 889 Foothill Rd		15e INSIDE CITY LIMITS (Specify Yes or No) Yes			
16 FATHER/PARENT - NAME (First Middle Last Suffix) Alexander RAMOS			17 MOTHER/PARENT - NAME (First Middle Last Suffix) Dolores SOTELO		
18a INFORMANT - NAME (Type or Print) Carson Oliver NISLEY		18b MAILING ADDRESS (Street or R.F.D. No, City or Town, State, Zip) 889 Foothill Rd Gardnerville, Nevada 89460			
19a BURIAL, CREMATION, REMOVAL, OTHER (Specify) Cremation		19b CEMETERY OR CREMATORY - NAME Walton's Sierra Crematory		19c LOCATION City or Town State Carson City Nevada 89706	
20a FUNERAL DIRECTOR - SIGNATURE (Or Person Acting as Such) CARLEN THOMAS		20b FUNERAL DIRECTOR LICENSE NUMBER FD861		20c NAME AND ADDRESS OF FACILITY Walton's Funerals and Cremations 1521 Church Street Gardnerville NV 89410	
TRADE CALL - NAME AND ADDRESS					
21a To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated (Signature & Title) NITA SCHWARTZ MD			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) June 07, 2022			21c HOUR OF DEATH 19:49		
21d NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)			22b DATE SIGNED (Mo/Day/Yr)		
			22c HOUR OF DEATH		
			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) Nita Schwartz MD 710 W. Washington St. Carson City, NV 89703				23b LICENSE NUMBER 9114	
24a REGISTRAR (Signature) SCOTT SHELDON SPANGLER		24b DATE RECEIVED BY REGISTRAR (Mo/Day/Yr) June 08, 2022		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 (a) Malignant Poorly Differentiated Neuroendocrine Tumors With Metastasis				Interval between onset and death	
DUE TO, OR AS A CONSEQUENCE OF				Interval between onset and death	
(b) DUE TO, OR AS A CONSEQUENCE OF				Interval between onset and death	
(c) DUE TO, OR AS A CONSEQUENCE OF				Interval between onset and death	
(d)				Interval between onset and death	
PART II OTHER SIGNIFICANT CONDITIONS-Conditions contributing to death but not resulting in the underlying cause given in Part 1				26 AUTOPSY (Specify Yes or No) No	
27 WAS CASE REFERRED TO CORONER (Specify Yes or No) No					
28a ACC, SUICIDE, HOM, UNDET OR PENDING INVEST. (Specify)		28b DATE OF INJURY (Mo/Day/Yr)		28c HOUR OF INJURY	
		28d DESCRIBE HOW INJURY OCCURRED			
28e. INJURY AT WORK (Specify Yes or No)		28f PLACE OF INJURY- At home, farm street, factory, office building, etc (Specify)		28g LOCATION STREET OR R.F.D. No CITY OR TOWN STATE	



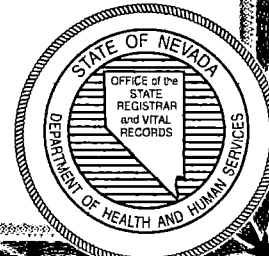
CERTIFIED COPY OF VITAL RECORDS

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.

DATE ISSUED: 6/8/2022

Scott Spangler
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