

APN# 1318-26-101-006



KAREN ELLISON, RECORDER

Recording Requested by/Mail to:

Name: Paralegal Service Center of Ramona

Address: 1039 D Street, Suite 9

City/State/Zip: Ramona CA 92065

Mail Tax Statements to:

Name: Kingsbury Crossing c/o Tricom Management, Inc

Address: 4025 E. La Palma Ave Suite 101

City/State/Zip: Anaheim, CA 92807-1764

AFFIDAVIT - DEATH OF TRUSTEE

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)

Helene Armand

Signature

Helene Armand

Printed Name

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

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

PARALEGAL SERVICE CENTER OF
RAMONA
1039 D STREET STE. 9
RAMONA, CA 92065

AND MAIL TAX STATEMENTS
TO:

CLUB TAHOE C/O TRICOM
MANAGEMENT
4025 E. LA PALMA AVE, STE 101
ANAHEIM, CA 92807

Interval: 4106-23
APN: 1318-26-101-006

AFFIDAVIT – DEATH OF TRUSTEE

SHEILA K. SEAGRAVES, the Affiant, being of legal age, and being first duly sworn, deposes and says:

1. That **PAUL DUANE SEAGRAVES**, is the decedent mentioned in the attached State of California, Certificate of Death, who died in Tehama County, California on 08/23/2021.
2. Decedent is the same person named as a Trustee in that certain Declaration of Trust dated November 17, 2001 and executed by **PAUL D. SEAGRAVES** and **SHEILA K. SEAGRAVES** as Trustors of the **PAUL AND SHEILA SEAGRAVES REVOCABLE LIVING TRUST** dated November 17, 2001.
3. Decedent as a Trustee is the same person named as a Grantee in that certain **GRANT, BARGAIN AND SALE DEED** dated July 16, 2003 and recorded on July 22, 2003, as Instrument No. 0583985, Book 0703 Page 09773 of Official Records of Douglas County, Nevada describing the following real property in the County of Douglas, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

4. I am authorized under the terms of the Trust and applicable provisions of the Nevada Revised Statutes to act as the Surviving Trustee with respect to the Trust's interest in the described property.
5. No other person has a right to the interest of the Trust in the described property.

In Witness whereof, I have set my hand this 22 day of June, 2022.


Sheila Seagraves, Surviving Trustee

STATE OF NEVADA

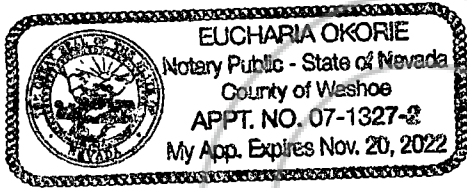
COUNTY OF WASHOE

Signed and sworn (or affirmed) before me on this 22nd day of June, 2022, by

Sheila Scagraves
(Name of Person Making the Statement)

The subscribing affiant appeared before me, and proved on the basis of satisfactory evidence, to be the person whose name is within instrument and affirmed to me. Affiant executed the same in their authorized capacity, and that by the affiant's signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument. I certify under penalty of perjury under the laws of the State of Nevada that the foregoing paragraph is true and correct.

Notary Seal



WITNESS my hand and official seal.

Eucharia Okorie
(Signature of Notary)

My Commission Expires: 11/20/22

EXHIBIT "A"

KINGSBURY CROSSING – LEGAL DESCRIPTION

The land referred to herein is situated in the

STATE OF NEVADA

COUNTY OF DOUGLAS

and is described as follows:

AN UNDIVIDED "ONE-THREE THOUSAND TWO HUNDRED AND THIRTEENTH (1/3213) INTEREST AS A TENANT-IN-COMMON IN THE FOLLOWING DESCRIBED REAL PROPERTY (THE "REAL PROPERTY"):

A PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 26 TOWNSHIP 13 NORTH, RANGE 18 EAST, MDB&M, DESCRIBED AS FOLLOWS:

PARCEL 3, AS SHOWN ON THAT AMENDED PARCEL MAP FOR JOHN E. MICHELSON AND WALTER COX, RECORDED FEBRUARY 03, 1981, IN BOOK 281 OF OFFICIAL RECORDS, AT PAGE 172, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 53178, SAID MAP BEING AN AMENDED MAP OF PARCELS 3 AND 4 AS SHOWN ON THAT CERTAIN MAP OF JOHN E. MICHELSON AND WALTER COX, RECORDED FEBRUARY 10, 1978, IN BOOK 278, OF OFFICIAL RECORDS, AT PAGE 591, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 17578.

EXCEPTING FROM THE REAL PROPERTY THE EXCLUSIVE RIGHT TO USE AND OCCUPY ALL OF THE DWELLING UNITS AS DEFINED IN THE "DECLARATION OF TIMESHARE USE" AS AMENDED.

ALSO EXCEPTING FROM THE REAL PROPERTY AND RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL THOSE CERTAIN EASEMENTS REFERRED TO IN PARAGRAPHS 2.5, 2.6 AND 2.7 OF THE DECLARATION OF TIMESHARE USE AND AMENDMENTS THERETO TOGETHER WITH THE RIGHT TO GRANT SAID EASEMENTS TO OTHERS.

TOGETHER WITH THE EXCLUSIVE RIGHT TO USE AND OCCUPY A "UNIT" AS DEFINED IN THE "DECLARATION OF TIMESHARE USE" RECORDED FEBRUARY 16, 1983, IN BOOK 283, AT PAGE 1341 AS DOCUMENT NO. 76233 OF OFFICIAL RECORDS OF THE COUNTY OF DOUGLAS, STATE OF NEVADA AND AMENDMENT TO "DECLARATION OF TIMESHARE USE" RECORDED APRIL 20, 1983 IN BOOK 483 AT PAGE 1021, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 78917, AND SECOND AMENDMENT TO "DECLARATION OF TIMESHARE USE" RECORDED JULY 20, 1983 IN BOOK 783 OF OFFICIAL RECORDS AT PAGE 1688, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 084425 ("DECLARATION"), DURING A "USE PERIOD" WITHIN THE HIGH SEASON WITHIN THE "OWNER'S USE YEAR", AS DEFINED IN THE DECLARATION, TOGETHER WITH A NON-EXCLUSIVE RIGHT TO USE THE COMMON AREAS AS DEFINED IN THE DECLARATION.

INTERVAL NO.: 4106-23
APN: 1318-26-101-006

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY of TEHAMA

RED BLUFF, CALIFORNIA

CERTIFICATE OF DEATH

3202152000433

Form with sections: DECEASED'S PERSONAL DATA, USUAL RESIDENCE, INFORMANT, SPOUSE/GROUP AND PARENT INFORMATION, FUNERAL DIRECTOR/LOCAL REGISTRAR, PLACE OF DEATH, CAUSE OF DEATH, PHYSICIAN'S CERTIFICATION, CORONER'S USE ONLY. Includes fields for name, date of birth, marital status, cause of death, and certifier information.

CERTIFIED COPY OF VITAL RECORDS

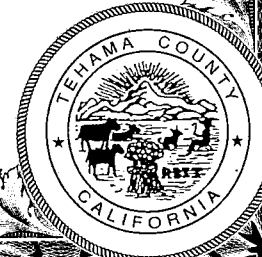
STATE OF CALIFORNIA } SS
COUNTY OF TEHAMA

This is a true and exact reproduction of the document officially registered and placed on file in the office of the TEHAMA COUNTY CLERK-RECORDER.

ATTEST: Jacey Allen
DATE ISSUED: SEP 09 2021



JENNIFER A. WISE
TEHAMA COUNTY CLERK-RECORDER



This copy not valid unless prepared on engraved border displaying seal and signature of Deputy County Clerk-Recorder.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE