DOUGLAS COUNTY, NV

Rec:\$40.00

Total:\$40.00

2022-987784

07/22/2022 04:04 PM

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.

Sheila Seagraves, Surviving Trustee

# STATE OF NEVADA

## COUNTY OF WASHOE

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

(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

EUCHARIA OKORIE
Notery Public - State of Nevada
County of Weshoe
APPT. NO. 07-1327-2
My App. Expires Nov. 20, 2022

WITNESS my hand and official seal.

(Signature of Notary)

My Commission Expires: 11/20

#### **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 <u>HIGH</u> 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

# STAVED OF CAMP OF ORNIA

CERTIFICATION OF VITAL RECORD

# **COUNTY of TEHAMA**

RED BLUFF, CALIFORNIA

									CERTIFICATE OF DEATH STATE OF AUSTRIA USE PLACE HA COATE OF AUSTRIAN COATE OF AUSTRI							3202152000433				
	STATE FILE NUMBER  1. NAME OF DECEDENT- FIRST (Given) PAUL					2 MIC	USE BLACK HIM CRAYLY TO ERASURES WHITEOUTS OR AFTERATIONS  2 MIDDLE  DUANE  SE  SE						LOCAL REGISTRATION MUMBER AST (FAMILY) EAGRAVES							
DECEDENT'S PERSONAL DATA	AXA ALSO KNOWN AS - Include full axa (FIRST, MIDDLE, LAST)			AST)	DOANE				4. DATE OF BIRTH mm/dd/ocyy 5. AGE Yrs. 74			Yrs. # 1	IF UTIVER ONE YEAR IF Months Days H			UNDER 24 HOURS 6. SEX Mixutes M				
	9, BIRTH STATE/FORE				790		X	YES [	ARMED FO	UNK	12 MARI MAF		S/SRDP* (at Tim		DATE OF DEATH 8/23/202				(24 Hours) 2 FND	
	13. EDUCATION - Highest Level/Degree   14/15. WAS DECEDENT HISPANIC   SOME COLLEGE   YES				ISPANICAL	ATINO(A) SPANISH? (figer see workshoot or				18. DECEDENT'S PACE - Up to 3 races may be				: bislott (see workshoes on back)						
	17. USUAL OCCUPATION - Type of work for most of Ma. DO NOT USE CONTRACTOR					RETIRED 18. KIND OF BUSIN				NESS OR INDUSTRY (e.g., gracery store, road construction, a					emplayment age	inny, etc.)	19. Y	EARS IN C	OCCUPATION	
	20 DECEDENT'S REST				,													The Real Property lies, the Parks		
USUÁL RESIDENCE	21. CITY 22. CC WA					UNTEY/PROVINCE SHOE			4,4,414	23. 21P CODE 24 YEARS IN CO			COUNTY	NV 25. STATE/FOREIGN COUNTRY						
INFOR-	\$\frac{1}{2}\text{SENFORMANT'S NAME RELATIONSHIP} 27. INFORMANT'S MARING ADDRESS CRIME and AUTOCOCK NOT PORT FOR THE SHORT START ADDRESS CRIME and AUTOCOCK NOT PORT FOR THE SHORT START ADDRESS CRIME AND A												3 VN , OP	9506	e and zij	p)				
AND	28. NAME OF SURVIVING SPOUSE/SRDP"-FIRST SHEILA				-	29. MIDD	LE					30 (AST (BIRTH NAME) WATERS			V	T				
SPOUSE/SRDP AND ARENT INFORMATION	31. NAME OF FATHER/PARENT-FIRST				32,Mino		7	( (			SEAGRAVES			1	+		4. ВІЯТИ : N	STATE		
	25. NAME OF MOTHER/PARENT-FIRST VERTIE				PRIC	LE	-3	1			37. CAST (BIRTH NAME) WRIGHT			_	3	38. BIRTH STATE				
AB A	39. DISPOSITION DATE 09/02/2021	TION RESIDENCE SHEILA SEAGRAVES ER PARKWAY, RENO, NV 89506							ال.	/	7	1.	^							
FUNERAL DIRECTOR/ LOCAL REGISTRAR	41. TYPE OF DISPOSITION(S)						42 SIGNATURE OF EMBALMER									43. LICENSE NUMBER				
	CR/TR/RES  **A. NAME OF FUNERAL ESTABLISHMENT EAST LAWN CEMETERIES FUNERAL HOMES CREMATION PREPLANNING					NOT EMBALMED     45. DIGENSE NUMBER   46. SIGNATURE OF LOCAL REGISTRAR  FD1242							47. DATE mm/dd/ccyy 09/02/2021							
<u>"</u>	HOMES CRI 101 PLACE OF DEATH ANDERSEN		100			2		242	The State of the Local Division in which the Local Division in the		HOSPITA	AL. SPECI	YONE	103. IF OTH	ER THAN HOSE	ITAL SPE		NE .		
PLACE O DEATH	0 -1											ame	X Cither							
GAUSE OF DEATH	107. CAUSE OF DEATH	ases, Injurie st, or venin	s, ligaries or complications that directly caused death DC NOT enter remind events such or ventricular fibritation without showing the enalogy. DO NOT ABPREVIATE.						Fine Interval Estiven 106 DEATH REPORTED TO CORONEAR Crise; and Death X											
	IMMEDIATE CAUSE (Final disease of condition mountains) in death)  (b) BILATERAL ARTERY C												SECS 21-01656							
	Sequentially, list conditions, if any.			AKIL	KY Q	CCLU	SION				<u> </u>	1	<u> </u>		MINS				Χw	
	on Line A. Enter UNDERLYING CAUSE (disease or injury that	HANG	SING								1		1		MINS	] [	ΥE		X NO	
	resulting in death).LAST	"				<del></del>					]				(101)	]"[	Y		NG CALSE?	
	112 OPER SIGNEFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESUlting IN THE UNDERLYING CAUSE GIVEN IN 107 NONE.  113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 1127 (I yes, 1st type of operation and date] NO																			
		76		7%		OR 1127 (	ll yes, list ty	yse of ope	eration and c	dalej			-/-			I ISA IF FE		CH C	UNK	
PHYSICIAN'S CERTIFICATION	114.1 CERTIFY THAT TO THE AT THE HOUR, DATE, AND F Decedent Attended S	LACE STATED F	CHOWLEDGE D FROM THE CAL Decedent La	SES STATED.	RED   115	. SIGNATU	JRE AND T	ITLE OF C	CERTIFIER		/		/		116. LICENSE	NUMBER	117. £	ATE mm	dalAccayy	
PHYSIC	(A) ntm/dd/ceyy	(B)	mrydd/	ссуу	118	TYPE AT	TENDING F	HYSICIA	N'S NAME,	MAILING	ĀDDRESS	ZIP COS	Ē							
ER'S USE ONLY	119 JOERTEY SHAT IN MY MANNER OF DEATH						. i=1 Pc	THE CAUS	السريا	Could not b	0		X NO	UNK	121. INJURY D	ATE mm/d		122 HOU UNK	R (24 Hours)	
	123 PLACE OF INJURY OTHER SPE	22 PLACE OF INLURY (9.3, North-Exceptance) in wooderfund, etc.)  THER SPECIFIED PLACES																		
	124. DESCRIBE HOW IT	TED H	RRED (Eveni ANGIN	s which resi	Ated in inj	ury)			•											
	125 LOCATION OF INJ ANDERSEN	URY (Street a	nd number o	lotation a	nd cary, are	d 2ip)			<del></del>											
	2 ISLICATION OF PAUMY Green and native or increase or																			
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CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA COUNTY OF TEHAMA

SS

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.

TEST: JWUJ WUL

DATE ISSUED:\_

SEP 0 9 2021



Nouseh Ali

JENNIFER A. VISE
TEHAMA COUNTY CLERK-RECORDER

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