

APN: 1319-30-611-005

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO:

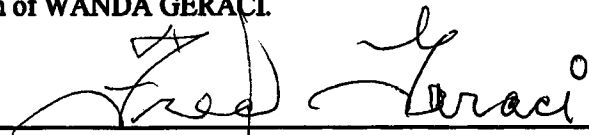
ALLING & JILLSON, LTD.
Post Office Box 3390
Lake Tahoe NV 89449-3390

AFFIDAVIT OF DEATH OF JOINT TENANT

FRED GERACI, being first duly sworn, deposes and says:

1. That Affiant FRED GERACI, is the husband of the decedent, WANDA GERACI.
2. That said WANDA GERACI, deceased, and FRED GERACI, were joint tenants with JEFF GERACI, by virtue of that certain Grant, Bargain, and Sale Deed, dated March 9, 1995, recorded on May 3, 1995, in the Official Records of Douglas County, Nevada, as Document No. 361415, the same conveying that certain real property in the County of Douglas, State of Nevada, and more particularly described in Exhibit A attached hereto and incorporated herein by reference and the Quitclaim Deed dated April 14, 2000, recorded on July 3, 2000, in the Official Records of Douglas County, Nevada, as Document No. 0495189, and more particularly described in Exhibit B attached hereto and incorporated herein by reference.
3. That said WANDA GERACI died on or about June 21, 2023, in the City of Lauderdale By The Sea, County of Broward, State of Florida, and is the identical person named as WANDA MARY GERACI in that certain certified copy of the Certificate of Death attached hereto as Exhibit C, and incorporated herein by reference.
4. That pursuant to NRS 111.365, upon the recordation of this instrument, the interest shared in said real property by WANDA GERACI and FRED GERACI, as joint tenants, is vested in FRED GERACI, as of the date of the death of WANDA GERACI.

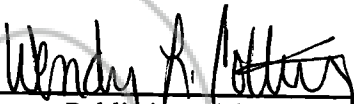
DATED: August 15, 2023



 FRED GERACI, Affiant/Surviving Joint Tenant

STATE OF FLORIDA)
)ss.
COUNTY OF BROWARD)

SUBSCRIBED AND SWORN to before me this 15 day of August in the year 2023, by
FREDGERACI.



Notary Public in and for Florida
My Commission Expires: 3/11/2025



**EXHIBIT A
LEGAL DESCRIPTION**

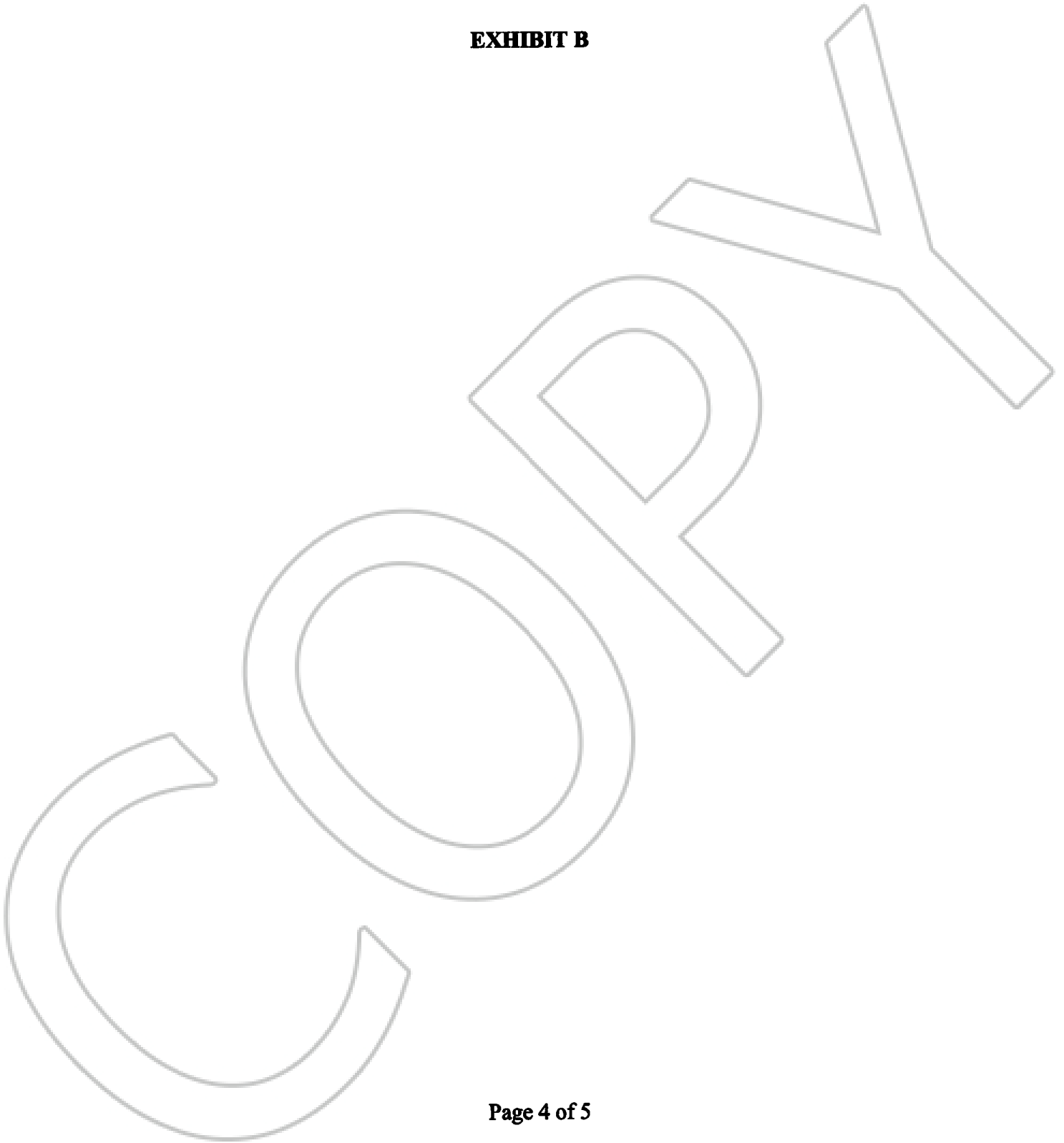
The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Unit 5 of Lot 7 Condominiums as set forth on Sheet 6 of the Third Amended Map of Tahoe Village Unit No. 2, filed for record August 14, 1979 as Document no. 35555, Official Records of Douglas County, State of Nevada.

TOGETHER WITH an undivided 1/8th interest in and to those areas designated as Common Areas as set forth on the map of Lot 7 Condominiums as set forth on Sheet 6 of the Third Amended Map of Tahoe Village Unit NO. 2, filed for record August 14, 1979 as Document No. 35555, Official Records of Douglas County, State of Nevada.

Assessor's Parcel No. 1319-30-611-005

EXHIBIT B



96 :

APN # 41-230-05

RPPT: #7

A298-10
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 14 day of APRIL, 2000 (year),

by first party, Grantor, CAROL SEE TAI GERACI

whose post office address is 5701 CAMINO DEL SOL # 307
BOCA RATON FL 33433

to second party, Grantee, JEFF GERACI

whose post office address is 512 N.W. 104th Ave
Plantation, FL 33324

TIC

WITNESSETH, That the said first party, for good consideration and for the sum of EIGHT THOUSAND Dollars (\$ 8,000.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances there- to in the County of DOUGLAS, State of NEVADA to wit:

ZBHM (1)

Rev. 4/99

If your state requires 8 1/2" x 11" forms, cut off the bottom of this page at the dotted line



0495189
BK0700PG0212

IN WITNESS WHEREOF, the said first party has signed and sealed these present _____ day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness

[Signature]
Signature of First Party

Print name of Witness

CAROL SEETA GERACI
Print name of First Party

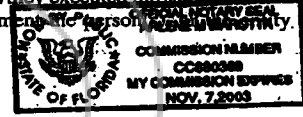
Signature of Witness

Signature of First Party

Print name of Witness

Print name of First Party

State of FLORIDA)
County of BROWARD
On 4/26/2000 before me,
appeared CAROL SEETA GERACI
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.



[Signature]
Signature of Notary

Affiant Known Produced ID
Type of ID _____ (Seal)

State of _____)
County of _____
On _____ before me,
appeared _____
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant _____ Known _____ Produced ID
Type of ID _____ (Seal)

Signature of Preparer

Print Name of Preparer

Address of Preparer

(2)

If your state requires 8 1/2" x 11" forms, cut off the bottom of this page at the dotted line.

0913680
31305767082

0495189
BK0700P60210

LEGAL DESCRIPTION

Order No.: 95020430

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Unit 5 of Lot 7 Condominiums as set forth on Sheet 6 of the Third Amended Map of Tahoe Village Unit No. 2, filed for record August 14, 1979 as Document no. 35555, Official Records of Douglas County, State of Nevada.

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Assessor's Parcel No. 41-230-05

REQUESTED BY
Jeffrey Geraci
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 JUL -3 PM 12: 51

LINDA SLATER
RECORDER

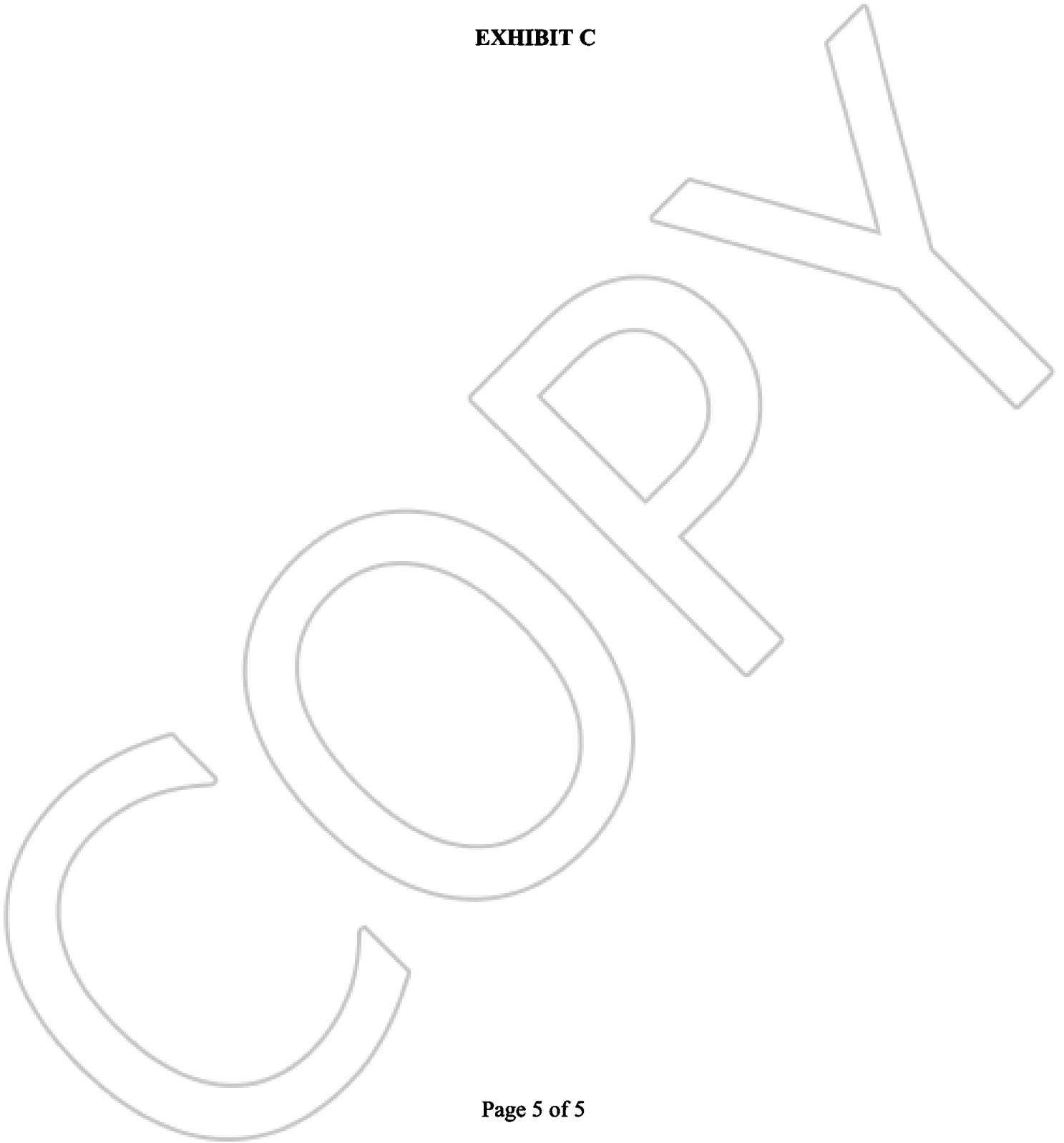
\$9⁰⁰ PAID K2 DEPUTY

** TOTAL PAGE.02 **

0495189

BK0700P60214

EXHIBIT C



STATE OF FLORIDA

THIS DOCUMENT HAS A LIGHT BACKGROUND ON TRUE WATERMARKED PAPER. HOLD TO LIGHT TO VERIFY FLORIDA WATERMARK.

BUREAU of VITAL STATISTICS

CERTIFICATION OF DEATH

STATE FILE NUMBER: 2023114145

DATE ISSUED: JULY 10, 2023

DECEDENT INFORMATION

DATE FILED: JULY 5, 2023

NAME: WANDA MARY GERACI

DATE OF DEATH: JUNE 21, 2023

SEX: FEMALE

AGE: 088 YEARS

DATE OF BIRTH: SEPTEMBER 30, 1934

SSN ***-**-2198

BIRTHPLACE: NEW YORK, NEW YORK, UNITED STATES

PLACE WHERE DEATH OCCURRED: DECEDENT'S HOME

FACILITY NAME OR STREET ADDRESS: 5200 N OCEAN BLVD APT 1111

LOCATION OF DEATH: FORT LAUDERDALE, BROWARD COUNTY, 33308

RESIDENCE: 5200 N OCEAN BLVD. APT NO. 1111, LAUDERDALE BY THE SEA, FLORIDA 33308, UNITED STATES

COUNTY: BROWARD

OCCUPATION, INDUSTRY: EXECUTIVE SECRETARY, SCHOOL DISTRICT

EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED EVER IN U.S. ARMED FORCES? NO

HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN

RACE: WHITE

SURVIVING SPOUSE / PARENT NAME INFORMATION

(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)

MARITAL STATUS: MARRIED

SURVIVING SPOUSE NAME: FRED GERACI

FATHER'S/PARENT'S NAME: STANLEY CUPICHA

MOTHER'S/PARENT'S NAME: MARY DIAKUN

INFORMANT, FUNERAL FACILITY AND PLACE OF DISPOSITION INFORMATION

INFORMANT'S NAME: FRED GERACI

RELATIONSHIP TO DECEDENT: HUSBAND

INFORMANT'S ADDRESS: 5200 N OCEAN BLVD. APT NO. 1111, LAUDERDALE BY THE SEA, FLORIDA 33308, UNITED STATES

FUNERAL DIRECTOR/LICENSE NUMBER: JOAO FIALHO, F106976

FUNERAL FACILITY: NEPTUNE SOCIETY-POMPANO BEACH F064804

100 NW 70TH AVENUE STE 140, PLANTATION, FLORIDA 33317

METHOD OF DISPOSITION: CREMATION

PLACE OF DISPOSITION: GOLD COAST CREMATORY
FORT LAUDERDALE, FLORIDA

CERTIFIER INFORMATION

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN

MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE

TIME OF DEATH (24 HOUR): 0602

DATE CERTIFIED: JUNE 22, 2023

CERTIFIER'S NAME: RICHARD STEPHEN LEVENE

CERTIFIER'S LICENSE NUMBER: OS5792

NAME OF ATTENDING PRACTITIONER (IF OTHER THAN CERTIFIER): NOT ENTERED

The first five digits of the decedent's Social Security Number have been redacted pursuant to §119.071(5), Florida Statutes.

Ken Jones

, STATE REGISTRAR

REQ: 2025443351



WARNING:

THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATER MARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND. GOLD EMBOSSED SEAL AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.



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DH FORM 1946 (03-13)

CERTIFICATION OF VITAL RECORD



VOID IF ALTERED OR ERASED

VOID IF ALTERED OR ERASED