

DOUGLAS COUNTY, NV

2023-1000516

Rec:\$40.00

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09/15/2023 01:03 PM

SIGNATURE TITLE - MINDEN

SHAWNYNE GARREN, RECORDER

APN# 1220-08-802-003

Recording Requested by/Mail to:

Name: Signature Title Company LLC

Address: 1664 Highway 395 Suite 106

City/State/Zip: Minden, NV 89423

**Affidavit – Death of Trustee**

**Title of Document**

------(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)

N. Frey  
Signature

NATALIE FREY  
Printed Name

RECORDING REQUESTED BY:  
Signature Title Company LLC

AND WHEN RECORDED MAIL TO:

Melvyn B. Fisetto and Helen J. Fisetto 2000 Revocable Trust, dated November 13, 2000, Helen J. Fisetto, Surviving Trustee  
21337 Payne Ave  
Torrance, CA 90502

A.P.N.: 1220-08-802-003  
Escrow No.: 710242-NF

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

### AFFIDAVIT – DEATH OF TRUSTEE

STATE OF NEVADA  
COUNTY OF DOUGLAS

Helen J. Fisetto, of legal age, being first duly sworn, deposes and says:

That Melvyn Burdick Fisetto, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as Melvyn B. Fisetto, trustee of the Melvyn B. Fisetto and Helen J. Fisetto 2000 Revocable Trust, dated November 13, 2000, named as one of the parties in that certain Grant Deed dated 07/11/2022, executed by Melvyn B. Fisetto and Helen J. Fisetto, husband and wife as joint tenants with right of survivorship, to Melvyn B. Fisetto and Helen J. Fisetto 2000 Revocable Trust, dated November 13, 2000, Melvyn B. Fisetto and Helen J. Fisetto, Co-Trustees, recorded as Instrument No. 2022-987557, on 07/18/2022, of Official Records of Douglas County, Nevada covering the following described real property situated in the County of Douglas, State of Nevada:

**See Exhibit "A" Attached Hereto and Made A Part Hereof**

A section of the trust provides that if either Melvyn B. Fisetto or Helen J. Fisetto is, through death, disability or refusal to act, unable or unwilling to act as Trustee, the other shall act alone as Trustee. That at the date hereof, Helen J. Fisetto, is the sole Trustee of the above named Trust.

Dated: September 7, 2023

*Helen J. Fisetto - Surviving Trustee*  
Helen J. Fisetto, Surviving Trustee

STATE OF  
COUNTY OF

} ss:

This instrument was acknowledged before me on See Attached Petition BDD

by \_\_\_\_\_

(seal)

Notary Public

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

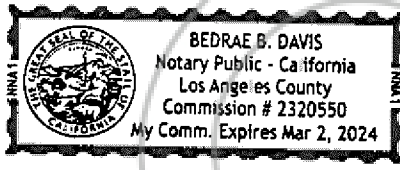
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )  
On September 09 2023 before me, Bedrae B Davis Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Helen J Fische  
Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**  
Title or Type of Document: Affidavit - Death of Trustee  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**  
Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_



STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC HEALTH

3052023077817

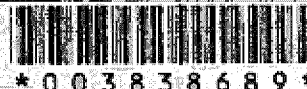
CERTIFICATE OF DEATH

3202319017261

Form with sections: DECEASED'S PERSONAL DATA, USUAL RESIDENCE, MARRIAGE, DECEASED'S PARENTS, FUNERAL DISPOSITION, PLACE OF DEATH, CAUSE OF DEATH, INTERMENT, and CORONER'S USE ONLY.

CERTIFIED COPY OF VITAL RECORD

This is a true certified copy of the record filed in the County of Los Angeles Department of Public Health if it bears the Registrar's signature in purple ink.



Signature of Health Officer and Registrar

APR 19 2023

Health Officer and Registrar DATE ISSUED

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.



## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

A parcel of land situated in and being a portion of the Southeast quarter of the Southeast quarter, Section 8, Township 12 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Parcel No. 2 as set forth on that certain Parcel Map No. 2, for Phillip D. McKinnon, et ux, filed for record in the office of the County Recorder of Douglas County, Nevada on July 11, 1978, as Document No. 22838.

APN: 1220-08-802-003

