DOUGLAS COUNTY, NV

2023-1001714

Rec:\$40.00

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10/24/2023 02:00 PM

ANDERSON, DORN, & RADER, LTD.
SHAWNYNE GARREN, RECORDER

This document includes a certified death certificate as required by NRS 40.525(5) which contains a social security number as required by NRS 449.389(1)(a).

ANDERSON, DORN & RADER, LTD.

APN: 1320-33-810-046

RECORDING REQUESTED BY:

Bryce L. Rader, Esq. Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Ste. 860 Reno, Nevada 89521

WHEN RECORDED MAIL TO:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Ste. 860 Reno, Nevada 89521

MAIL TAX STATEMENT TO:

BETTY KINKEL, Trustee KINKEL LIVING TRUST 1415 North Marion Russell Drive Gardnerville, NV 89410

AFFIDAVIT OF DEATH OF TRUSTEE

I, BETTY KINKEL, the undersigned, affirm under penalty of perjury under the laws of the State of Nevada that the following is true and correct:

- (1) By instrument dated September 12, 2017, GERALD KINKEL and BETTY KINKEL executed the KINKEL LIVING TRUST (the "Trust").
- (2) GERALD KINKEL deceased on May 6, 2023, a resident of Douglas County, Nevada. Attached hereto is a certified copy of the Death Certificate of GERALD KINKEL.
- (3) Said trust appointed me to serve as sole Trustee upon the death or incapacity of GERALD KINKEL.

- (4) Pursuant to the terms of the Trust, I have assumed the responsibilities of sole Trustee.
- (5) The following described real property is part of the Trust estate: See Exhibit "A" attached.
- (6) I am authorized under the terms of the Trust and applicable provisions of the Nevada Revised Statutes to act as the Successor Trustee with respect to the Trust's interest in the described property.
- (7) No other person has a right to the interest of the Trust in the described property.
 - (8) The described property shall be transferred to me as sole Trustee.

Executed on October 19, 2023, in Douglas County, State of Nevada.

Betty Kinkel, Trustee
)
) ss:

COUNTY OF DOUGLAS

Signed and sworn to (or affirmed) before me on October 19, 2023, by BETTY KINKEL, Trustee

Notary Public

STATE OF NEVADA

RYAN STODTMEISTER
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 20-3679-02 - Expires June 3, 2024

EXHIBIT "A"

Legal Description

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT 97, BLOCK H AS SET FORTH ON FINAL SUBDIVISION MAP FSM-1006 OF CHICHESTER ESTATES PHASE 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 12, 1995, IN BOOK 995 AT PAGE 1407, AS DOCUMENT NO. 370215, AND BY CERTIFICATE OF AMENDMENT RECORDED MARCH 5, 1997, BOOK 397, PAGE 654 AS DOCUMENT NO. 407852.

APN: 1320-33-810-046

Property Address: 1415 N. Marion Russell Drive, Gardnerville, NV 89410





DEPARTMENT OF HEALTH AND HUMAN SERVICES

DIVISION OF PUBLIC AND BEHAVIORAL HEALTH VITAL STATISTICS

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b. CITY, TOWN, OR LOCATION	NI OF DEATH	LISC HOSPITA	L OR OTHER	INSTITUTION	-Name(If not	t either, giv	e street ar 3	e.lf Hosp. or	Inst. indicat	e DOA,OF	/Emer. Rm.	4. SEX
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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:

28e. INJURY AT WORK (Specify Yes or No)

5/11/2023

building, etc. (Specify)

STATE REGISTRAR



28f. PLACE OF INJURY- At home, farm, street, factory, office 28g. LOCATION