

APN: 1420-31-000-010
1420-31-000-011
1420-31-000-012
1420-31-000-013

When Recorded Mail To:
Smith and Harmer, Ltd.
502 North Division Street
Carson City, Nevada 89703

Grantee's Address:
6618 E. Lowry Blvd., Unit 306
Denver, CO 80230

The undersigned affirms this document
contains a social security number
pursuant to NRS 440.380

AFFIDAVIT OF DEATH OF TRUSTEE

STATE OF NEVADA)
 : ss.
COUNTY OF)

I, TRICIA SMITH, being first duly sworn, depose and say:

1. That I am the surviving daughter of LYNN P. SMITH and am fully informed as to the real property held by her at her death; and I am the surviving Trustee under the Lynn Smith Trust created September 25, 2013.

2. LYNN P. SMITH, Trustee, died on June 14, 2023.

3. Title to the referenced properties were created by those certain Grant, Bargain, Sale Deeds as follows; Property #1; APN 1420-31-000-010, recorded September 6, 2007 as Document No. 0708796, Property #2; APN 1420-31-000-011, recorded November 25, 1997, as Document No. 0427159, Property #3; APN 1420-31-000-012, dated June 9, 2016, and recorded June 20, 2016, as Document No. 2016-882863, and Property #4; APN 1420-31-000-013 recorded January 24, 1980, as Document No. 40865, in the

Official Records of Douglas County, Nevada; and the real property the subject of said Trust is more particularly described on Exhibit A attached hereto and incorporated herein.

4. A certified copy of the Certificate of Death of the above-named decedent is attached hereto showing the date of death of LYNN P. SMITH is June 14, 2023.



TRICIA SMITH

SUBSCRIBED and SWORN to before me this 29th day of June 2023, by TRICIA SMITH.



Notary Public

(Seal)

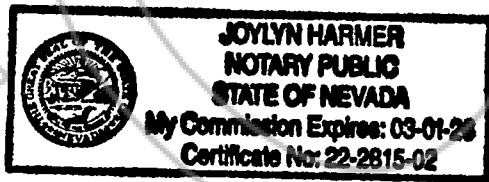


EXHIBIT A

The real properties situate in the County of Douglas, State of Nevada, more particularly described as follows:

Property #1:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL A

A piece or parcel of land situate, lying and being in the Northwest 1/4 of the Southeast 1/4 of Section 31, Township 14 North, Range 20 East, MDB&M, in Douglas County, Nevada, described as follows:

BEGINNING at a point near a fence corner which bears North 89°56'00" West a distance of 1318.08 feet from the East quarter-section corner of said Section 31; thence South 00°05'45" West, along a fence line, a distance of 347.04 feet to a point; thence West a distance of 626.62 feet to a point; thence North, a distance of 347.77 feet to an intersection with a fence line; thence South 89°56'00" East, along said fence line a distance of 627.20 feet to the POINT OF BEGINNING.

PARCEL B

TOGETHER WITH a non-exclusive easement for ingress and egress over and across the following described property:

Beginning at the Southeast corner of that parcel conveyed to H. JAMES PECK and wife recorded August 2, 1968, in Book 60, Page 545; thence South 20 feet; thence South 89°55'30" West 625.35 feet; thence North 00°04'30" West 40 feet; thence South 89°55'30" East 625.35 feet; thence South 20 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM all gold, silver, copper, lead, cinnabar and other valuable minerals.

TOGETHER WITH all water, water rights, ditch and ditch rights appurtenant to the herein described real property.

This legal description was previously recorded September 6, 2007 as Document No. 0708796, Official Records of Douglas County, Nevada.

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Property #2:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL A

A piece or parcel of land situate, lying and being in the Northwest 1/4 of the Southeast 1/4 of Section 31, Township 14 North, Range 20 East, MDB&M, in Douglas County, Nevada, described as follows, to-wit:

COMMENCING at a point near a fence corner which bears North 89°56'00" West a distance of 1318.08 feet from the East quarter-section corner of said Section 31; thence South 00°05'45" West, along a fence line, a distance of 347.04 feet to the POINT OF BEGINNING; thence South 00°05'45" West 347.26 feet; thence West a distance of 626.04 feet to a point; thence North, a distance of 348.08 feet; to a point; thence East 626.62 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM all gold, silver, copper, lead, cinnabar and other valuable minerals.

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PARCEL B

A non-exclusive easement for ingress and egress over and across the following described property:

Beginning at the Southeast corner of that parcel conveyed to H. JAMES PECK and wife recorded August 2, 1968, in Book 60, Page 545; thence South 20 feet; thence South 89°55'30" West 625.35 feet; thence North 00°04'30" West 40 feet; thence South 89°55'30" East 625.35 feet; thence South 20 feet to the POINT OF BEGINNING.

TOGETHER WITH all water, water rights, ditch and ditch rights appurtenant to the herein described real property.

This legal description was previously recorded November 25, 1997, Document No. 0427159, Official Records of Douglas County, Nevada.

Property #3:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

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That portion of the Northwest 1/4 of the Southeast 1/4 of Section 31, Township 14 North, Range 20 East, MDB&M, that is described as follows:

COMMENCING at a point on a fence line which bears North 89°56'00" West a distance of 1945.28 feet from the East quarter Section corner of said Section 31; thence South 347.77 feet to the TRUE POINT OF BEGINNING; thence continue South a distance of 348.08 feet; thence South 89°55'30" West a distance of 624.90 feet to an intersection with the Eastern right of way line of Nevada State Highway Route 3 (U.S.) which right of way line is 20 feet Easterly of, measured at right angles and parallel with the surveyed centerline of said Highway; thence North 00°04'30" West along said Eastern right of way line a distance of 348.90 feet to the Southwest corner of that parcel conveyed to H. JAMES PECK and wife by Deed recorded August 2, 1968 in Book 60, Page 545, Official Records of Douglas County, Nevada; thence East along the South line of said PECK parcel a distance of 625.35 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM all gold, silver, copper, lead, cinnabar and other valuable minerals.

TOGETHER WITH all water, water rights, ditch and ditch rights appurtenant to the herein described real property.

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Property #4:

Parcel No. 1:

Parcel 1, as indicated on that certain Parcel Map recorded in the Douglas County Recorder's Office on January 17, 1980, as Document No. 40689, in Book 180, at page 850, of the Official Records of Douglas County, State of Nevada.

Parcel No. 2:

A non-exclusive easement for road and utility purposes appurtenant to Parcel No. 1 above, being the South 40 feet of the following described Parcel of land further described as follows:

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 31, Township 14 North, Range 20 East, MDB&M, in Douglas County, Nevada, further described as follows:

Beginning at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 31, from which the Southeast corner of Section 31 bears South 26°25'34" East, 2963.11;

thence along the South line of the said Southeast 1/4 of the Northeast 1/4 of Section 31, South 89°56'45" East, 389.46 feet; thence North 0°26'10" East, 1322.00 feet; thence South 89°58'57" West, 394.91 feet to the Northwest corner of the said Southeast 1/4 of the Northeast 1/4 of Section 31; thence South 0°12'00" West, 1321.48 feet to the point of beginning.

Parcel No. 3:

A non-exclusive easement for road and utility purposes appurtenant to Parcel No. 2 above, and also appurtenant to other lands of the Grantors along a parcel of land located in the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 14 North, Range 20 East, MDB&M, in Douglas County, Nevada, further described as follows:

Beginning at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 31, from which the Southeast corner of Section 31 bears South 26°25'34" East, 2963.11 feet; thence North 0°12'00" East, 40.00 feet; thence North 89°56'45" West, 1255.81 feet to the East right of way line of the U.S. Highway 395; thence South 0°07'15" East, 40.00 feet; thence South 89°56'45" East, 1255.59 feet to the point of beginning.

Containing 12 acres, more or less.

TOGETHER with all appurtenant water rights to the above described real property including but not limited to the right to use water from a well located in the NE 1/4 of the SE 1/4 of said Section 31, at a point from which the Southeast corner of said Section 31 bears South 02°53' East a distance of 1380 feet for irrigation of 11.942 acres of the above described land, as evidenced by Certificate of Appropriation of Water No. 9339 (Application No. 26852) issued by the Division of Water Resources.

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This legal description was previously recorded January 24, 1980, as Document No. 40865, Official Records of Douglas County, Nevada.

STATE OF NEVADA
CERTIFICATION OF VITAL RECORD

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC AND BEHAVIORAL HEALTH
VITAL STATISTICS

CASE FILE NO. 4354702

CERTIFICATE OF DEATH

2023013220
STATE FILE NUMBER

TYPE OR PRINT IN PERMANENT BLACK INK

DECEDENT

IF DEATH OCCURRED IN INSTITUTION SEE HANDBOOK REGARDING COMPLETION OF RESIDENCE ITEMS

PARENTS

DISPOSITION

TRADE CALL

CERTIFIER

REGISTRAR

CAUSE OF DEATH

CONDITIONS IF ANY WHICH GAVE RISE TO IMMEDIATE CAUSE STATING THE UNDERLYING CAUSE LAST

1a. DECEASED-NAME (FIRST,MIDDLE,LAST,SUFFIX) Lynn Patricia SMITH		2. DATE OF DEATH (Mo/Day/Year) June 14, 2023		3a. COUNTY OF DEATH Douglas	
3b. CITY, TOWN, OR LOCATION OF DEATH Minden		3c. HOSPITAL OR OTHER INSTITUTION -Name(if not either, give street or number) 2685 US Hwy 395 N		3e. If Hosp. or Inst. indicate DOA, OP/Emer. Rm. Inpatient(Specify) Home	
4. SEX Female		5. RACE (Specify) White		6. Hispanic Origin? Specify No - Non-Hispanic	
7a. AGE-Last birthday (Years) 80		7b. UNDER 1 YEAR MOS DAYS		7c. UNDER 1 DAY HOURS MINS	
8. DATE OF BIRTH (Mo/Day/Yr) September 12, 1942		9a. STATE OF BIRTH (If not US/CA, name country) Connecticut		9b. CITIZEN OF WHAT COUNTRY United States	
10. EDUCATION 12		11. MARITAL STATUS (Specify) Widowed		12. SURVIVING SPOUSE'S NAME (Last name prior to first marriage)	
13. SOCIAL SECURITY NUMBER 0102		14a. USUAL OCCUPATION (Give Kind of Work Done During Most of) Business Owner		14b. KIND OF BUSINESS OR INDUSTRY CONSTRUCTION	
15a. RESIDENCE - STATE Nevada		15b. COUNTY Douglas		15c. CITY, TOWN OR LOCATION Minden	
15d. STREET AND NUMBER 2685 US Hwy 395 N		15e. INSIDE CITY LIMITS (Specify Yes or No) Yes		Ever in US Armed Forces? No	
16. FATHER/PARENT - NAME (First Middle Last Suffix) George WARNER			17. MOTHER/PARENT - NAME (First Middle Last Suffix) Lilyan ONOFERO		
18a. INFORMANT- NAME (Type or Print) Tricia Lynn SMITH		18b. MAILING ADDRESS (Street or R.F.D. No, City or Town, State, Zip) 6618 E Lowry Blvd #306 Denver, Colorado 80230			
19a. BURIAL, CREMATION, REMOVAL, OTHER (Specify) Burial		19b. CEMETERY OR CREMATORY - NAME Lone Mountain Cemetery		19c. LOCATION City or Town State Carson City Nevada 89706	
20a. FUNERAL DIRECTOR - SIGNATURE (Or Person Acting as Such) CARLEN THOMAS SIGNATURE AUTHENTICATED		20b. FUNERAL DIRECTOR LICENSE NUMBER FD861		20c. NAME AND ADDRESS OF FACILITY Waltons Funerals & Cremations-Chapel of the Valley 1281 N Roop Carson City NV 89706	
TRADE CALL - NAME AND ADDRESS					
21a. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature & Title) EITHNE-MARIE N BARTON DO SIGNATURE AUTHENTICATED		22a. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. (Signature & Title)			
21b. DATE SIGNED (Mo/Day/Yr) June 15, 2023		21c. HOUR OF DEATH 20:17		22b. DATE SIGNED (Mo/Day/Yr)	
21d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)		22d. PRONOUNCED DEAD (Mo/Day/Yr)		22c. HOUR OF DEATH	
21e. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print)		22e. PRONOUNCED DEAD AT (Hour)			
23a. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, ATTENDING PHYSICIAN, MEDICAL EXAMINER, OR CORONER) (Type or Print) Eithne-Marie N Barton DO 580 W 5th St Reno, NV 89503				23b. LICENSE NUMBER DO1614	
24a. REGISTRAR (Signature) MARLI MORAIGNE REINHEIMER SIGNATURE AUTHENTICATED		24b. DATE RECEIVED BY REGISTRAR (Mo/Day/Yr) June 16, 2023		24c. DEATH DUE TO COMMUNICABLE DISEASE YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
25. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c).) PART I (a) Atherosclerotic Heart Disease Of Native Coronary Arteries Without Angina Pectoris				Interval between onset and death	
DUE TO, OR AS A CONSEQUENCE OF: (b) Type 2 Diabetes Mellitus With Diabetic Chronic Kidney Disease				Interval between onset and death	
DUE TO, OR AS A CONSEQUENCE OF: (c) Chronic Obstructive Pulmonary Disease				Interval between onset and death	
DUE TO, OR AS A CONSEQUENCE OF: (d) Paroxysmal Atrial Fibrillation				Interval between onset and death	
PART II OTHER SIGNIFICANT CONDITIONS-Conditions contributing to death but not resulting in the underlying cause given in Part 1.				26. AUTOPSY (Specify Yes or No) No	
				27. WAS CASE REFERRED TO CORONER (Specify Yes or No) No	
28a. ACC., SUICIDE, HOM., UNDET. OR PENDING INVEST. (Specify)		28b. DATE OF INJURY (Mo/Day/Yr)		28c. HOUR OF INJURY	
				28d. DESCRIBE HOW INJURY OCCURRED	
28e. INJURY AT WORK (Specify Yes or No)		28f. PLACE OF INJURY- At home, farm, street, factory, office building, etc. (Specify)		28g. LOCATION STREET OR R.F.D. No. CITY OR TOWN STATE	



CERTIFIED COPY OF VITAL RECORDS

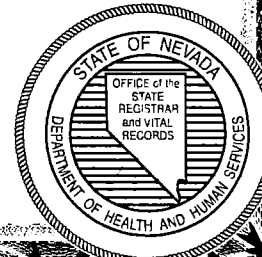
This is a true and exact reproduction of the document officially registered and placed on file in the office of the State Registrar and Vital Records.

6/21/2023

DATE ISSUED:

STATE REGISTRAR

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



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE