A.P.N. No.:	1022-29-401-001	
File No.:	2059978 MMB	
	Recording Requested By:	
	Stewart Title Company	
1	When Recorded Mail To:	
	and Jody Christman, Successor The Bernard and Margaret Allen	
	, dated July 7, 2008	
P.O. Box 55		* *************************************
Wofford Heig	jhts, CA 93285	

 DOUGLAS COUNTY, NV
 2023-998650

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 07/18/2023 10:38 AM

 STEWART TITLE COMPANY - NV

 SHAWNYNE GARREN, RECORDER

(for recorders use only)

Affidavit Death of Trustee (Title of Document)

Please complete Affirmation Statement below:

	submitted for recording does not contain the social security number of any person or persons.
	(Per NRS 239B.030)
	0.0
	-OR-
_	1 44 - 1 1 1 4 1 1 1 1 1 1 1 1 1 1 1 1 1
\boxtimes	I the undersigned hereby affirm that the attached document, including any exhibits, hereby
	submitted for recording does contain the social security number of a person or persons as
	required by law: NRS 440.380(1)(A) and NRS 40.525(5)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby

Signature

Escrow Officer

Title

Miranda Bowlen Print Signature

THIS DOCUMENT IS EXECUTED IN COUNTERPART

This page added to provide additional information required by NRS 111.312 Sections 1 - 2 and NRS 239B.030 Section 4.

RECORDING REQUESTED BY: Stewart Title Company

WHEN RECORDED MAIL TO: Dennis Allen and Jody Christman, Successor Trustees of The Bernard and Margaret Allen Family Trust, dated July 7, 2008 P.O. Box 55 Wofford Heights, CA 93285

ORDER NO. 2059978 A.P.N. No.: 1022-29-401-001

AFFIDAVIT – DEATH OF TRUSTEE – SUCCESSION OF SUCCESSOR TRUSTEE

State of Nevada }
County of Douglas } ss.

Dennis Allen and Jody Christman of legal age, being first duly sworn, deposes and says:

1. That the decedent mentioned in the attached copy of Certificate of Death, Margaret Joann Allen, is the same person as named as one of the parties in that certain Quitclaim Deed dated August 4, 2008, executed by Bernard Allen and Margaret Allen, husband and wife as joint tenants with right of survivorship, to Bernard Allen and Margaret Allen, Trustees of the Bernard and Margaret Allen Family Trust, dated July 7, 2008, recorded as Instrument No. 0728048 of the Official Records of Douglas County, Nevada, covering the following described property situated in the City of Gardnerville, County of Douglas, State of Nevada.

See Exhibit "A" attached hereto and made a part hereof.

- 2. That I am named within the aforementioned trust as Successor Trustee;
- 3. That I hereby consent to act as Successor Trustee of the aforementioned trust and do hereby assume the powers and duties of Successor Trustee of such trust;
- 4. That this Affidavit is made for the protection and benefit of all persons hereafter acquiring an interest in or dealing with the subject property.

Dated: (\MM 27 , 2023

The Bernard and Margaret Allen Family Trust dated July 7, 2008 By Dennis Allen, Successor Trustee	r Truste	
By:		
State of County of Subscribed and sworn to (or affirmed) before me	on this day of	, 2023 by
Dennis Allen and Jody Christman. Signature		rtached

The Bernard and dated July 7, 20	i Margaret Allen Family Trus 08	t		\wedge
By: Dennis Allen	, Successor Trustee	-		
By: Jody Christn	nan, Successor Trustee	<u>-</u>	~	$\setminus \setminus$
	V			1
State of	Kern			
Subscribed and Dennis Allen and	sworn to (or affirmed) before Jody Christman.	e me on this 28 [*]	day of June	, 2
Signature	AyRush	(Seal)	AMY B	ROOKS !
			COMM. NOTARY PUBL	#2317739 F IC · CALIFORNIA (COUNTY
			My Gomm. Exp	p. Feb. 2, 2024
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EXHIBIT "A" LEGAL DESCRIPTION

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1:

All the certain piece or parcel of land situate in the SW¼ of Section 29, T.10N., R.22E., M.D.M., and shown on Record of Survey. Document No. 528949, and more particularly described as follows:

Commencing at a GLO brass cap located at the southwest corner of said section 29, as shown on Document No. 528949, thence South 89°58'00" East 696.5 feet; thence North 06°45'38" West, 578.41 feet to the TRUE POINT OF BEGINNING, thence through the following courses;

- 1. North 11°40'48" West, 100.09 feet;
- 2. North 13°45'00" West, 300.00 feet;
- 3. North 16°20'23" West, 99.94 feet;
- 4. North 90°00'00" East, 300.00 feet to a point on a curve on the westerly Right-of-Way of U.S. 395, said curve is concave westerly having a radius of 4425.00 feet and a tangent bearing of South 17°01'57" East;
- 5. Southerly along said curve through a central angle of 06°28'27" and an arc length of 500.00 feet;
- 6. North 90°00'00" West, 299.48 feet to the point of beginning.

The Bearing of North 89°58'00" West, along the South line of Section 29 as shown on Document No. 528949 was used as the Basis of Bearings for this description.

Parcel 2:

A non-exclusive commercial driveway easement as described in Grant, Bargain and Sale Deed, recorded on April 2, 2002, Book 402, Page 3845 as Document No. <u>539426</u>, Official Records of Douglas County, Nevada.

NOTE: The above metes and bounds description appeared previously in that certain instrument recorded in the office of the County Recorder of Douglas County, Nevada on April 2, 2002, Book 402, Page 3845 as Document No. 539426 of Official Records.



COUNTY of KERN

PUBLIC HEALTH SERVICES DEPARTMENT

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STATE OF CALIFORNIA

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OF BIRTHS AND DEATHS

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