

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**
DROBNY LAW OFFICES, INC./lw
4180 Truxel Road, Ste. 100
Sacramento, CA 95834



SHAWNYNE GARREN, RECORDER

MAIL TAX STATEMENTS TO:
Happi S. Bower, Trustee
533 Guadalupe Drive
El Dorado Hills, CA 95762

APN: 1319-19-612-008

**AFFIDAVIT OF SUCCESSOR TRUSTEE
(California Probate Code §18105)**

STATE OF CALIFORNIA)
COUNTY OF EL DORADO)

I, HAPPI S. BOWER, being of legal age, declare under penalty of perjury as follows:

1. I hereby certify that I am the Successor Trustee of the following described Trust:

- Name of Trust: THE BOWER FAMILY TRUST
- Date of Trust: August 15, 2006
- Trustors & Trustees: GERARD F. BOWER and HAPPI S. BOWER
- Former Trustee: GERARD F. BOWER (died on March 7, 2023)

2. The real property held by said former Trustee, as set forth in that certain Grant, Bargain and Sale Deed dated November 16, 2006, recorded December 18, 2006 in the official records of Douglas County at Document No. 0691028, is situated in the County of Douglas, State of Nevada, commonly known as 115 Tramway Drive, #7, Stateline, Nevada, and more particularly described as follows:

Parcel 1:

Unit 7-B, as shown on the Map and Dedication Sheet of TRAMWAY APARTMENT CONDOMINIUMS (a subdivision of Lot 555, Parcel B, Second Amended Map of Summit Village), recorded in the office of the County Recorder of Douglas County, State of Nevada, on May 30, 1973, Document No. 73375, Official Records of Douglas County, State of Nevada; and amended by Amended Map recorded December 30, 1976, as Document No. 05855, Official Records, Douglas County, Nevada.

Parcel 2:

an undivided 1/24th interest in all the "Common Area" as shown on the map and Dedication Sheet of TRAMWAY APARTMENT CONDOMINIUMS (a subdivision of Lot 555, Parcel B, Second Amended Map of Summit Village), recorded in the office of the County Recorder of Douglas County, Nevada; on May 30, 1973, Document No. 73375, Douglas County, Nevada; and amended by Amended Map recorded in the office of the County Recorder of Douglas County, Nevada, on December 30, 1976, as Document No. 05855, Douglas County, Nevada.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

APN: 1319-19-612-008

3. This Affidavit is prepared and executed pursuant to California Probate Code Section 18105.
4. I am named within the aforementioned Trust as the Successor Trustee. I hereby consent to act as the Successor Trustee of the aforementioned Trust and do hereby assume the powers and duties as Successor Trustee of such Trust.
5. This Affidavit is made for the protection and benefit of all persons hereafter acquiring an interest in or dealing with the property identified in this document.
6. Prior to the death of Gerard F. Bower, title to the assets of the Trust were held as "Gerard F. Bower and Happi S. Bower, Co-Trustees of The Bower Family Trust dated August 15, 2006". By virtue of the death of Gerard F. Bower, title to the trust assets is now "Happi S. Bower, Successor Trustee of The Bower Family Trust dated August 15, 2006".

I declare under penalty of perjury, under the Laws of the State of California, that this Affidavit is true and correct.

Dated: February 24, 2024

Happi S. Bower
HAPPIS. BOWER, Successor Trustee of The
Bower Family Trust dated August 15, 2006

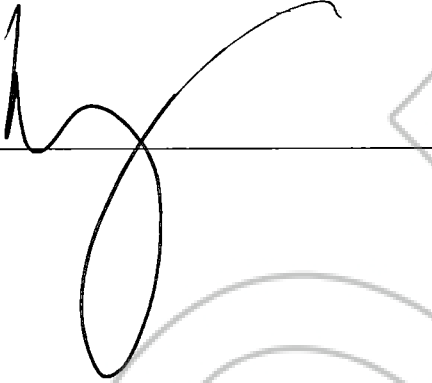
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Sacramento)

Subscribed and sworn to (or affirmed) before me on this 24th day of February, 2024,
by HAPPI S. BOWER, proved to me on the basis of satisfactory evidence to be the person(s)
who appeared before me.

(Seal)

Signature 



STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF SACRAMENTO

DEPARTMENT OF HEALTH SERVICES

3052023058895

CERTIFICATE OF DEATH

3202334002695

Form with sections: DECEDENT'S PERSONAL DATA, USUAL RESIDENCE, INFO, M, M, PARENT INFORMATION, FUNERAL DIRECTORY, PLACE OF DEATH, CAUSE OF DEATH, PHYSICIAN'S CERTIFICATION, CORONER'S USE ONLY. Includes fields for name, date of birth, social security number, cause of death, and certifier information.

CERTIFIED COPY OF VITAL RECORDS STATE OF CALIFORNIA, COUNTY OF SACRAMENTO

This is a true and exact reproduction of the document officially registered and placed on file with Sacramento County Department of Health Services.

DATE ISSUED March 21, 2023

Barcode and number: *002120374*

Signature: Olivia Kasirye MD

OLIVIA KASIRYE, MD LOCAL REGISTRAR

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

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

