

I the undersigned hereby affirms that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law: NRS 239B.030

APN: 1316-10-311-004

RECORDING REQUESTED BY:

Kalicki Collier, PLLC
401 Ryland Street, Suite 200
Reno, NV 89502

WHEN RECORDED MAIL TO:

Kalicki Collier, PLLC
401 Ryland Street, Suite 200
Reno, NV 89502

MAIL TAX STATEMENT TO:

Michael J. Richards
Successor Trustee
19644 Hydrangea Lane
Oregon City, OR 97045

AFFIDAVIT OF SUCCESSOR TRUSTEE

I, MICHAEL J. RICHARDS, 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 July 15, 1998, Glen A. Richards and Carol D. Richards executed the Glen and Carol Richards Living Trust (Restated on November 25, 2014) ("Trust").

(2) Carol D. Richards is the Surviving Trustee of the Trust pursuant to the Affidavit of Surviving Trustee recorded on May 6, 2022, as Document No. 2022-984695.

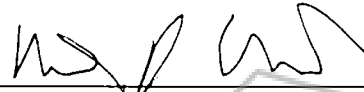
(3) On December 15, 2023, Carol Richards was deemed incapacitated. A copy of Carol Richards Certification of Incapacity is attached hereto as **Exhibit A**. Said Trust appointed myself to serve as Trustee upon the death or incapacity of the Grantors.

(4) Pursuant to the terms of the Trust, I have assumed the responsibilities as Trustee.

(5) The following described real property is part of the Trust estate. See **Exhibit B** attached hereto.

(6) I am authorized under the terms of the Trust and applicable provisions of the Nevada Revised Statutes to act as Trustee with respect to the Trust's interest in the described property.

Executed on this 22 day of April, 2024.



MICHAEL J. RICHARDS, Trustee of the
Glen and Carol Richards Living Trust

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me, this 22nd day of April, 2024, by Michael J. Richards, Trustee.



Notary Public

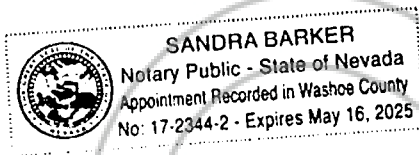


EXHIBIT A
CAROL RICHARDS CERTIFICATION OF INCAPACITY

COPY

Carol Richards Certification of Incapacity

**The Glen & Carol Richards Living Trust
dated July 15, 1998, as restated on November 25, 2014**

Pursuant to Article Four, Section 4.01 of the Glen & Carol Richards Living Trust, dated July 15, 1998, as restated on November 25, 2014 (hereinafter the "Trust"), "[a] Grantor will be considered incapacitated during any time when the Grantor is unable to effectively manage his or her property or financial affairs because of age, illness, mental disorder, dependence on prescription medication or other substances, or any other cause."

"For purposes of [the Trust], a Grantor will be considered incapacitated if a Grantor's disability panel, by majority written opinion, signed by a majority of the members of the disability panel, determines that the Grantor's then-existing circumstances fall within the definition of incapacity as provided in Section 4.01. See, Article Four, Section 4.02(a) of the Trust.

"Our disability panel consists of these individuals:

Well Spouse;
Michael J. Richards;
Patrick J. Richards; and
Jaclyn (Richards) Bennett.

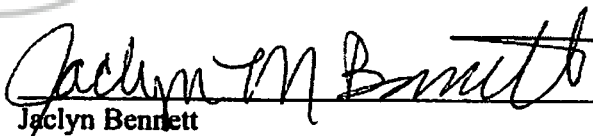
See, Article Four, Section 4.02(a)(1) of the Trust.

Carol Richards' disability panel does not include "Well Spouse" or Patrick J. Richards because Glen Richards and Patrick J. Richards are both deceased. Carol Richards' disability panel, therefore, consists of Michael J. Richards and Jaclyn Bennett. See, Article Four, Section 4.02(a)(2) of the Trust. The disability panel hereby agrees that Carol Richards is currently incapacitated and unable to effectively manage her property or financial affairs.

Dated: 12/15/23


Michael J. Richards

Dated: 12/15/23


Jaclyn Bennett

Carol Richards' Certification of Incapacity – The Glen & Carol Richards Living Trust
dated July 15, 1998, as restated on November 25, 2014

STATE OF Oregon
COUNTY OF Multnomah

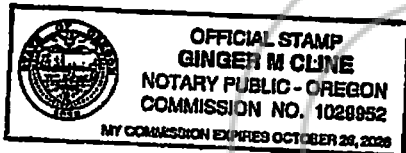
Subscribed and sworn to before me, Ginger M. Cline, this 15th day of December, 2023, by Michael J. Richards.



Ginger M. Cline
Notary Public
My Commission Expires: 10-26-2026

STATE OF Oregon
COUNTY OF Multnomah

Subscribed and sworn to before me, Ginger M. Cline, this 15th day of December, 2023, by Jaclyn Bennett.



Ginger M. Cline
Notary Public
My Commission Expires: 10-26-2026

EXHIBIT B
LEGAL DESCRIPTION

Land situated in the County of Douglas in the State of Nevada:

Lot 5 AS SHOWN ON THE MAP OF ZEPHYR KNOLLS SUBDIVISION,
FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS
COUNTY, STATE OF NEVADA ON JULY 17, 1956 IN BOOK 1 OF MAPS
DOCUMENT NO. 11617, OFFICIAL RECORDS OF DOUGLAS COUNTY,
STATE OF NEVADA.

Property Address:

664 North Martin Drive
Zephyr Cove, NV 89448

APN: 1318-10-311-004