DOUGLAS COUNTY, NV Rec;\$40.00

Total:\$40.00 KELLY MCCONNELL 2024-1009158 06/17/2024 01:03 PM

Pas=6

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT DOES CONTAIN A SOCIAL SECURITY NUMBER AS REQUIRED BY LAW NRS 440.380(1)(a) and NRS 40.525(5)

Recording Requested by: Ernest E. Oakes

When Recorded Mail Document to 411 W. Third Street, Suite 1 Carson City, NV 89703

Mail tax statements to: Ridge Tahoe P.O.A. P.O. Box 5790 Stateline, NV 89449 00192754202440091590060065

SHAWNYNE GARREN, RECORDER

**A Portion of APN: 42-287-05** 

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

# AFFIDAVIT OF DEATH OF COMMUNITY PROPERTY BY SURVIVING SPOUSE

ERNEST E. OAKES being first duly sworn, deposes and says:

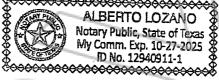
- 1. CAROL A. OAKES died on August 3, 2023 and a certified copy of her Death Certificate is attached hereto as Exhibit "A".
- 2. That at the date of her death, said CAROL A. OAKES was married to the Affiant and an owner in community property with the Affiant of certain real property located in Douglas County, State of Nevada, described as:
  - See Exhibits "B" and "C" attached hereto and by this reference made a part hereof. Exhibit "C" is attached to more accurately describe the Timeshare Condominium Estate being conveyed.
- 3. That said community property was created by a Deed dated June 29, 1994 and recorded on July 8, 1994 as File No. 341442, in the Douglas County Recorder's Office.
- 4. That upon the death of CAROL A. OAKES, the Affiant became the sole owner of the above-described property, as his sole and separate property.

ERNEST E. OAKES

-LOOSE JURAT CERTIFICATE ATTACHED-

State of Texas  County of	Bexar }	ń	^
Sworn to ERNEST E. OA	o and subscribed before me o	on the $\sqrt{\delta}$ day of $\sqrt{2}$	<u>Une</u> , 2024 by
		<del>^^</del>	\

NOTARY PUBLIC



THIS JURAT IS ATTACHED TO AN AFFIDAVIT OF DEATH OF COMMUNITY PROPERTY DATED June 10, 2024

Prepared by: Melinda McConnell-Kelly-411 W. Third St., Suite 1, Carson City, NV -775-830-7998-Reg. #NVDP20217134964







Aug 16 2023 STATE OF TEXAS CERTIFI	CATE OF DEATH	STATE FILE NUM	IDEK man had	42-23-138153
1. LEGAL NAME OF DECEASED (Include AKA's, If any) (First, Middle,	Last)	(Before Marriage)	2. DATE OF DEATH. A	CTUAL OR PRESUMED
CAROL A OAKES		BURGESS	AUGUST	3, 2023
3. SEX 4. DATE OF BIRTH (mm-dd-yyyy) 5. AC (Yea	s) Ma	DER 1 YR IF UNDER 1 DAY		State or Foreign Country)::.
FEMALE APRIL 18, 1944	79 11 11		RANDOLPH AFB, S NAME (If spouse, give nam	
7. SOCIAL SECURITY NUMBER 8. MARITAL STATUS AT TIME Married	(E OF DEATH Wildowed (but not remainled)		, 100 at 10 at	e prior lo nist mamage)
7025 Divorced (but not remarrie		iown ERNEST OAK		
10a, RESIDENCE STREET ADDRESS 12511 CHATEAU FOREST			CITY OR TOWN	
Control of the contro			AN ANTONIO	
10d COUNTY 10e. STATE	AND AND SECURITY OF THE SECURI	10f. ZIP CODE	10g. INSIDE CITY LIMIT	the state of the s
BEXAR TEXAS	AND THE PERSON NAMED IN TH	78230	∕ ⊠ Yes	∐ No
11. FATHER/PARENT 2 NAME PRIOR TO FIRST MARRIAGE	12 MOTHER/PA	RENT I NAME PRIOR TO FIRST MAR	RIAGE	
ROBERT L BURGESS		DIBBLE	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	2
IF DEATH OCCURRED IN A HOSPITAL: IF DEATH OF	13: PLACE OF DEATH (CHI CCURRED SOMEWHERE OTHER T		2000 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	FOLK STATE
☐ IF DEATH OCCURRED IN A HOSPITAL: ☐ IP DEATH OCCURRED IN A HOSPITAL: ☐ DOA ☐ Hospice		Decedent's Home Other (Specify)		
14 COUNTY OF DEATH 15. CITY/TOWN, ZIP.	IF OUTSIDE CITY LIMITS, GIVE PR	ECINCT NO) 16. FACILITY NAME (If	not institution, give street add	resa)
DEVAD BAN ANTONIO	78220	METHODIST HOSE	PITAL	PATE
BEXAR: SAN ANTONIO, 1		OF INFORMANT (Street and Number,	City,State,Zip Code)	
	talled the re-	FOREST, SAN ANTONIO, TO	ir islam (abra ala	
ERNEST OAKES - HUSBAND		BER OF FUNERAL DIRECTOR OR PERSO		
19 METHOD OF DISPOSITION    Buriel	AS SUCH	DESTON FORESTE BIREOJON ON PERSO		☑ Unknown
Entombrient Removal from state Mausoleum	RAY   FF RVI FR III PV I	ELECTRONIC:SIGNATURE -	Section	
Other (Specify)	12440		Block	
22. PLACE OF DISPOSITION (Name of completely, cramatory, other plants)	23. LOCATION (	City/Town, and State)		7.7. 2012 2010 - 1011 TO
FORT SAM HOUSTON NATIONAL CEMETERY	SAN ANTON		Space _	
24 NAME OF FUNERAL FACILITY		ADDRESS OF FUNERAL FACILITY (SI	real and Number, City, State,	Zip Code)
MISSION PARK FUNERAL CHAPELS NORTH	The state of the s	RY RIDGE DRIVE, SAN ÂNTO	** **** ******************************	e filt i fl
MISSION PARK FUNERAL CHAPLES NORTH	OHU LOHEKN	TI NUCE DRIVE, SAN ANTO	TIO, IX TUESU	
Certifying physician-To the best of my knowledge, death occurred due to the			e and sector and sector and	Line Lot
Medical Examinari/Justica of the Peace - On the basis of examination, and/o 27.SIGNATURE OF CERTIFIER		FIED (mm-dd-yyyy) 29; LICENSE N		ATH(Actual or presumed)
KWAME OBENG , BY ELECTRONIC SIGNATURE			ofa 1 a#/8	
	I TESTADICHE	T 12-2023 - M3344	awa Tubun	15:47:PM
31. PRINTED NAME, ADDRESS OF CERTIFIER (Street and Number,		T 12; 2023   M3344	32 TTLE OF	CERTIFIER
B Blatt saks in incer.	City,State,Zip Code)	T12; 2023 M3344	and the state of t	
KWAME OBENG 1303 MCCULLOUGH, STE 138, SAN	City,State,Zip Code)  I ANTONIO,-TX, 78212  URIES, OR COMPLICATIONS - THA	T-DIRECTLY CAUSED THE DEATH.	32 TITLE OF MD	CERTIFIER  pproximate Interval
KWAME OBENG 1303 MCCULLOUGH, STE. (38, SAN  33. PART 1 ENTER THE CHAIN OF EVENTS - DISEASES, INJ TERMINAL EVENTS SUCH AS CAPOLIC ARREST, RESPIRANCE	City,State,Zlp Code)  I ANTONIO, TX 78212  URIES, OR COMPLICATIONS - THA  RY ARREST, OR VENTRICULAR F	T-DIRECTLY CAUSED THE DEATH.	32 TITLE OF MD	CERTIFIER
KWAME OBENG 1303 MCCULLOUGH STE 138, SAN  33. PART 1, ENTER THE CHAIN OF EVENTS - DISEASES, IN  TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATUE ETIOLOGY; DO NOT ABBREVIATE, ENTER ONLY ONE CAUSE  IMMEDIATE CAUSE (FINE)	City,State,Zip Code)  I ANTONIO, TX 78212.  URIES, OR COMPLICATIONS - THA ORY ARREST; OR VENTRICULAR FI ON EACH.	TEDIRECTLY CAUSED THE DEATH.	32 TITLE OF MD  MD  DO NOT ENTER A	CERTIFIER  pproximate interval need to death
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KWAME OBENG. 1303 MCCULLOUGH, STE. 138, SAN  33. PART 1, ENTER THE CHAIN OF EVENTS - DISEASES, INJ  TERMINAL EVENT S SUCH AS CARDIAC ARREST, RESPIRATOR ETIOLOGY: DO NOT ABBREVIATE. ENTER ONLY ONE CAUSE  IMMEDIATE CAUSE (Final: disease or condition  a. ACUTE HYPOXEMIC resulting in death)  Issed on line at Enter the UNDERLYING CAUSE  Of disease of Julyor that.  Of disease of Julyor that.  Indicate, the event resulting In death) LAST  d.  PART 2 ENTER OTHER  SIGNIFICANT CONDITIONS CONTRIBLE  RART 2 ENTER OTHER  SIGNIFICANT CONDITIONS CONTRIBLE  CONTRIBUTIONS  REPART 2 ENTER OTHER  SIGNIFICANT CONDITIONS CONTRIBLE  TO THE CONTRIBUTION CONTRIBLE  CONTRIBUTIONS  GRAPH 1	City, State, Zip Code)  I ANTONIO, TX 78212.  URIES, OR COMPLICATIONS - THA RIY ARREST, OR VENTRICULAR F ON EACH.  Due to (or as a cons- Due to (or as a cons- CARCINOMA OF THE COLC  Due to (or as a cons- CARCINOMA OF THE COLC  Due to (or as a cons-	NT-DIRECTLY CAUSED THE DEATH. IBRILLATION WITHOUT SHOWING TH TO PELVIC ABSCESS sequence of): sequence of): Ultring in the underlying:	SZ TITLE OF MD  DO NOT ENTER O  IE O  4. WAS AN AUTOPSY PERF	CERTIFIER  pproximate interval need to death  6 DAYS  17 DAYS  28 DAYS
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KWAME OBENG 1303 MCCULLOUGH, STE. 138, SAN  33. PART 1, ENTER THE CHAIN OF EVENTS - DISEASES, IN  TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATOR ETHOLOGY: DO NOT ABBREVIATE, ENTER ONLY ONE CAUSE  IMMEDIATE CAUSE (Fine)  disease or condition  a. ACUTE HYPOXEMIC  Sequentially list conditions, b. PELVIC ABSCESS  IST JUNDERLYING CAUSE  (Grease of Julyu) that Indied, the event resulting Indeath) (AST  ATRIAL FIBRILLATION; CHRONIC DIASTOLIC HEA  ATRIAL FIBRILLATION; CHRONIC DIASTOLIC HEA  SIGNIFICANT CONDITIONS CONTRIBL  ATRIAL FIBRILLATION; CHRONIC DIASTOLIC HEA  Natural  Natural  170 DEATH?	City, State, Zip Code)  I ANTONIO, TX 78212.  URIES, OR COMPLICATIONS - THA BYY ARREST, OR VENTRICULAR FI ON EACH.  Due to (or as a cons- Due to (or as a cons- CARCINOMA OF THE COLO  Due to (or as a cons- CARCINOMA OF THE COLO  BUT NOT RESI	NT-DIRECTLY CAUSED THE DEATH. IBRILLATION WITHOUT SHOWING TH TO PELIVIC ABSCESS equence of):  equence of):  ULTING IN THE UNDERLYING	S2 TITLE OF MID  DO NOT ENTER  A  WAS AN AUTOPSY PERF  Yes   NE CAUSE OF DEATH?  39:IF TRANSPORTA    Driver/Operator.	CERTIFIER  Proodmate interval need to death  8 DAYS  17 DAYS  28 DAYS  ORMED? 6  AVAILABLE TO COMPLETE  THOM INJURY, SPECIFY:
KWAME_OBENG_1303 MCCULLOUGH, STE_138, SAN  33. PART 1_ENTER THE_CHAIN OF EVENTS_DISEASES, INJ  TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATOR ETOLOGY_DO NOT ABBREVIATE_ENTER ONLY ONE CAUSE  IMMEDIATE CAUSE (Final: disease or condition  a. ACUTE HYPOXEMIC resulting in death)  a. ACUTE HYPOXEMIC resulting in death)  b. PELVIC ABSCESS.  INVASIVE ADENO  d. SEQUENDIAL TO THE RESULT ON THE RESULT OF THE RES	City, State, Zip Code)  I ANTONIO, TX 78212.  UNIES, OR COMPLICATIONS - THA  RESPIRATORY FAILURE DUE  Due to (or as a consecutive to (or as a consecut	NT-DIRECTLY CAUSED THE DEATH. IBRILLATION WITHOUT SHOWING TH TO PELIVIC ABSCESS equence of):  equence of):  ULTING IN THE UNDERLYING	SZ TITLE OF MID  DO NOT ENTER  A WAS AN AUTOPSY PERF  Yes \ N S. WERE AUTOPSY FININGS / HE CAUSE OF DEATH?  39.: F TRANSPORTA    Driver/Operator.	CERTIFIER  Proodmate interval need to death  8 DAYS  17 DAYS  28 DAYS  ORMED? 6  AVAILABLE TO COMPLETE  THOM INJURY, SPECIFY:
KWAME OBENG 1303 MCCULLOUGH, STE. 138, SAN  33. PART 1, ENTER THE CHAIN OF EVENTS - DISEASES, INJ  TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATOR ETHOLOGY: DO NOT ABBREVIATE, ENTER ONLY ONE CAUSE  IMMEDIATE CAUSE (Final disease or condition a. ACUTE HYPOXEMIC resulting in death)  O Sequentially list conditions, b. PELVIC ABSCESS  INVASIVE ADENIC Clásease or injury that Indied, the events resulting In death) (AST  ATRIAL FIBRILLATION; CHRONIC DIASTOLIC HEA  ATRIAL FIBRILLATION; CHRONIC DIASTOLIC HEA  SIGNIFICANT CONDITIONS CONTRIB.  ATRIAL FIBRILLATION; CHRONIC DIASTOLIC HEA  SIGNIFICANT CONDITIONS CONTRIB.  ARACIdent SUICIDE No.  No.  Previously	City, State, Zip Code)  I ANTONIO, TX 78212.  URIES, OR COMPLICATIONS - THA RRY ARREST; OR VENTRICULAR FI ON EACH.  Due to (or as a cons- Due to (or as a cons- CARCINOMA OF THE COLO  Due to (or as a cons- LINE TO DEATH BUT NOT RESI  LINE TO DEATH BUT NOT RESI  LINE TO BEATH BUT NOT RESI  LINE TO DEATH BUT NOT RESIDENT N	NT-DIRECTLY CAUSED THE DEATH. IBRILLATION WITHOUT SHOWING TH TO PELVIC ABSCESS equence of):  ON  DUTING IN THE UNDERLYING  stylear abt nant within 42 days of death nant 43 days to one year before death	S2 TITLE OF MID  DO NOT ENTER  A  WAS AN AUTOPSY PERF  Yes   NE CAUSE OF DEATH?  39:IF TRANSPORTA    Driver/Operator.	CERTIFIER  pprodrimate interval most to death  6 DAYS  17 DAYS  28 DAYS  ORMED?  o WAILABLE TO COMPLETE  LYES No.  TION INJURY, SPECIFY:
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EDR NUMBER 000044445690871 - This is a true and correct copy of the record as registered in the State of Texas. Issued under the authority of Section 191.051, Health and Safety Code.

ISSUED Aug 17 2023

WARNING: THIS DOCUMENT HAS A DARK BLUE BORDER AND A COLORED BACKGROUND

TARA DAS STATE REGISTRAR

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

## EXHIBIT "B" LEGAL DESCRIPTION

#### A TIMESHARE ESTATE COMPRISED OF:

#### PARCEL ONE

An undivided 1/51st interest in and to that certain condominium as follows:

- (A) An undivided 1/106<sup>th</sup> interest as tenants-in-common, in and to Lot 37 as shown on Tahoe Village Unit No. 3-10<sup>th</sup> Amended Map, Recorded September 21, 1990 as Document No. 235008, Official Records of Douglas County, State of Nevada. Except therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown and defined on that certain Condominium Plan recorded as Document No. 182057, Official Records of Douglas County, State of Nevada.
- (B) Unit No. <u>179</u> as shown and defined on said last Condominium Plan.

## **PARCEL TWO**

- (A) A non-exclusive easement for roadway and public utility purposes as granted to Harich Tahoe developments in deed re-recorded December 8, 1981, as Document No. 63026, being over a portion of Parcel 26-A (described in Document No. 01112, recorded June 17, 1976) in Section 30, Township 13 North, Range 19 East M.D.B.&M.; and
- (B) An easement for ingress, egress and public utility purposes, 32' wide, the centerline of which is shown and described on the Seventh Amended Map of Tahoe Village No. 3, recorded April 9, 1986, as Document No. 133178 of Official Records, Douglas County, State of Nevada.

#### PARCEL THREE

A non-exclusive right to use the real property known as "Common Area" as shown on Tahoe Village Unit No. 3-10<sup>th</sup> Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East, M.D.B.&M. for all those purposes provided for in the Declaration of Covenants, Conditions, and Restrictions recorded January 11, 1973, as Document No. 63681, in Book 173, Page 229 of Official Records and in modifications thereof: (1) recorded September 28, 1973, as Document No. 69063 in Book 973 Page 812 of Official Records; (2) recorded July 2, 1976, as Document No. 1472 in Book 776 Page 87 of Official Records; and (3) recorded July 26, 1989, as Document No. 207446, in Book 789, Page 3011.

### PARCEL FOUR

A non-exclusive easement for ingress and egress and recreational purposes and for the use and enjoyment and incidental purposes over, on and through Lots 29, 30, 35, 39, 40, and 41 as shown on Tahoe Village Unit No. 3-10<sup>th</sup> Amended Map, Recorded September 21, 1990 as Document No. 235008 of the Douglas County Recorder's Office, Douglas County, Nevada, within Section 30, Township 13 North, Range 19 East M.D. B.&M. for all those purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded

February 14, 1984, as Document No. 96758 and as amended from time to time of Official Records of Douglas County, State of Nevada.

#### PARCEL FIVE

The Exclusive right to use any UNIT of the same Unit Type as described in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461 of Official Records of Douglas the Douglas County, in which an interest is hereby conveyed in subparagraph (B) of Parcel One, and the non-exclusive right to use the real property referred to in subparagraph (A) of Parcel One and Parcel Two, Three and Four above for all of the purposes provided for in the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Ridge Tahoe, recorded February 14, 1984, as Document No. 96758 of Official Records of Douglas County, during ONE use week within the prime season, as said quoted term is defined in the Declaration of Annexation of The Ridge Tahoe Phase Five.

The above described exclusive right may be applied to any available unit of the same Unit Type on Lot 37 during said use week within said "use season".

A Portion of APN: 42-287-05



## EXHIBIT "C" LEGAL DESCRIPTION

An undivided 1/51<sup>st</sup> interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/106<sup>th</sup> interest in and to Lot 37 as shown on Tahoe Village Unit No. 3-13<sup>th</sup> Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 039 through 080 (inclusive) and Units 141 through 204 (inclusive) as shown on that certain Condominium Plan Recorded July 14, 1988, as Document No. 182057; and (B) Unit No. 179 as shown and defined on said Condominium Plan; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Five recorded August 18, 1988, as Document No. 184461, as amended, and as described in the Recitation of Easements Affecting the Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest in Lot 37 only, for one week each year in the Prime "Season" as defined in and in accordance with said Declarations.

A portion of APN: 42-287-05

