

DOUGLAS COUNTY, NV

2024-1010204

Rec:\$40.00

\$40.00

Pgs=6

07/19/2024 10:27 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN No.: 1319-19-802-001 and 1319-19-802-002

Escrow No.: 24043146-DR

Recording Requested By:
First Centennial Title Company of Nevada
896 W Nye Ln, Ste 104
Carson City, NV 89703

When Recorded Return to:
First Centennial Title Company of Nevada
896 W Nye Ln, Ste 104
Carson City, NV 89703

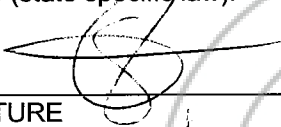
Mail Tax Statements to:
Reina Herlinda Cruz Valladares
Rio Guayalejo 106 valle, San pedro Garza Garcia
Nuevo Leon MX 66220

SPACE ABOVE FOR RECORDERS USE

AFFIDAVIT - DEATH OF JOINT TENANT
(Title of Document)

Please complete Affirmation Statement below:

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 (state specific/law).



SIGNATURE



TITLE

Senn Gancey
Print Signature

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

This cover page must be typed or printed in black ink.

SPACE BELOW FOR RECORDER

APN: 1319-19-802-001 and 1319-19-802-002
Escrow No. 24043146-DR

When Recorded Return to:
Denise Sievers
241 S.W. Ebb Ave
Lincoln City, OR 97367

SPACE ABOVE FOR RECORDERS USE

AFFIDAVIT - DEATH OF JOINT TENANT

Denise Sievers, of legal age, being duly sworn, deposes and says

That Jack Kirby Sievers the decedent mentioned in the attached certified copy of the Certificate of Death, is the same person as Jack K. Sievers named as one of the parties in that certain Trustees Deed upon Sale dated March 1, 2012 executed by Suzanne Haskins, Assistant Secretary of Stewart Title of Nevada Holdings, Inc. to Jack K. Sievers and Denise Sievers, husband and wife as joint tenants recorded as Instrument No. 798820, on 3-14-2012 in Book 312 Page 3106 of Official Records of Douglas County, Nevada, covering the following described property.

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Denise Sievers
Denise Sievers

Dated: 07/17/2021

STATE OF ~~NEVADA~~ ^{OR} Oregon

COUNTY OF LINCOLN

This instrument was acknowledged before me on this 17 day of JULY, 2021 by
DENISE SIEVERS

Charly Strange Affuso
Notary Public

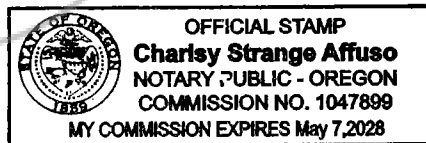


EXHIBIT A

Parcel No. 1:

A parcel of land lying in the Southeast 1/4 of Section 19, Township 13 North, Range 19 East, M.D.B.&M., being further described as follows:

Commencing at the most Easterly terminus of the centerline of JACK DRIVE and the Easterly boundary of KINGSBURY ESTATES #2 as recorded in the Official Records of Douglas County, Nevada; thence North 89°19'36" East 143.55 feet along the centerline of JACK DRIVE extended to the beginning of TRAMWAY DRIVE;

Thence South 33°26'56" East 127.09 feet along the centerline of TRAMWAY DRIVE;

Thence North 56°33'04" East 30.00 feet to a point on the Easterly right-of-way of TRAMWAY DRIVE;

Thence North 33°26'56" West 37.54 feet to a point common to the right-of-way of TRAMWAY DRIVE and the proposed right-of-way of KINGSBURY GRADE, said point being the True Point of Beginning;

Thence North 38°48'51" East 13.07 feet to the beginning of a curve, the center of which bears South 51°11'09" East 370.00 feet;

Thence Northeasterly along said curve through a central angle of 108°15'00" an arc length of 699.05 feet;

Thence along a radial line to said curve North 57°03'51" East 160.00 feet to the beginning of a non-tangent curve, the center of which bears South 57°03'51" West 530.00 feet;

Thence Northwesterly along said curve through a central angle of 54°41'16" an arc length of 505.87 feet;

Thence along a radial line North 02°22'35" East 329.27 feet to the Southeasterly corner of Parcel B (addition) of the Second Amended Map of SUMMIT VILLAGE;

Thence South 67°32'17" West 262.43 feet to the beginning of a non-tangent curve, the center of which bears North 84°31'34" West 230.00 feet;

Thence Northerly along said curve through a central angle of 41°00'55" an arc length of 164.65 feet;

Thence tangent to said curve North 35°32'29" West 206.24 feet to the beginning of a curve, the center of which bears North 54°27'31" East 120.00 feet;

Thence Northerly along said curve through a central angle of 24°35'03" an arc length of 51.49 feet;

Thence along a radial line to said curve South 79°02'34" West 60.00 feet to the beginning of a non-tangent curve from which the center bears North 79°02'34" East 180.00 feet;

Thence Southerly along said curve through a central angle of 24°35'03" an arc length of 77.23 feet;

Thence tangent to said curve South 35°32'29" East 206.24 feet to the beginning of a curve, the center of which bears South 54°27'31" West 170.00 feet; thence Southerly along said curve through a central angle of 41°00'55" an arc length of 121.69 feet;

Thence tangent to said curve South 05°28'26" West 231.25 feet to the beginning of a curve, the center of which bears North 84°31'34" West 120.00 feet;

Thence Southerly along said curve through a central angle of 36°00'01" an arc length of 75.40 feet;

Thence tangent to said curve South 41°28'27" West 71.90 feet to the beginning of a curve, the center of which bears South 48°31'33" East 155.00 feet;

Thence Southwesterly along said curve through a central angle of 35°31'09" an arc length of 96.09 feet to a point of reverse curve from which the center bears North 84°02'42" West 25.00 feet;

Thence Southerly along said reverse curve through a central angle of 82°22'18" an arc length of 35.94 feet to a point of cusp on the Northerly boundary of JACK DRIVE as shown on the Amended Map of TAHOE VILLAGE UNIT NO. 1;

Thence on a tangent bearing along said Northerly boundary of JACK DRIVE and Easterly boundary of TRAMWAY DRIVE the following courses: North 88°19'36" East 70.06 feet; South 36°26'56" East 103.48 feet to the True Point of Beginning.

EXCEPTING THEREFROM the following described property:

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

All that portion of the Southeast 1/4 of Section 19, Township 13 North, Range 19 East, M.D.M., being further described as follows:

Beginning at the Northwestern corner of that certain 1.22 acre parcel as shown on the Record of Survey, recorded on December 18, 1979, as Document No. 39791;

Thence along the Easterly line of TRAMWAY DRIVE North 33°38'38" West (record North 33°26'56" West) 55.34 feet to a point on the South line of a 60 foot roadway and utility easement as recorded in Book 77, Page 602, Document No. 48797;

Thence along the South line North 67°33'58" East (record North 67°22'30 East) 201.52 feet; thence South 22°26'02" East 1.60 feet to a point on the Northerly line of said 1.22 acre parcel;

Thence along said Northerly line along a curve concave to the Southeast with a radius of 370.00 feet, a central angle of 28°52'24" and an arc length of 186.46 feet, the chord of said curve bears South 53°07'46" West 184.49 feet;

Thence South 38° 37'09" East 13.82 feet (record South 38°48'51" West 13.07 feet) to the Point of Beginning.

FURTHER EXCEPTING all that portion of Section 19, Township 13 North, Range 19 East, M.D.B.& M., more particularly described as follows:

Beginning at a point which bears North 55°39'30" West 1801.62 feet from the Southeast corner of said Section 19; thence North 02°12'49" East, 117.04 feet;

Thence Southeasterly along a curve concave to the Southwest with a radius of 530.00 feet, a central angle of 54°43'43", and an arc length of 506.25 feet;

Thence South 56°56'32" West 160.00 feet; thence Northwesterly along a curve concave to the Southwest with a radius of 370.00 feet, a central angle of 14°24'36" and an arc length of 93.06 feet;

Thence North 00°27'09" East 58.75 feet;

Thence North 40°42'51" West 50.00 feet;

Thence North 55°52'36" West 50.00 feet; thence North 77°01'36" West 50.00 feet;

Thence North 87°54'51" West 111.98 feet to the True Point of Beginning.

Reference is made to that Record of Survey for Lot Line Adjustment, recorded October 25, 1988, Book 1088, Page 3233, as Document No. 189309, Official Records, Douglas County, Nevada.

Note: the above legal description previously appeared in document, recorded March 14, 2012, in Book 312, Page 3106, as Document No. 798820, of Official Records.

Assessor's Parcel No.: 1319-19-802-001

Parcel No. 2:

A parcel of land lying within the Southeast 1/4 of Section 19, Township 13 North, Range 19 East, M.D.B.&M., and being further described as follows:

BEGINNING at the extreme Southeasterly corner of the Official Map of the Subdivision of Parcels A and B of the Second Amended Map of SUMMIT VILLAGE as recorded in the Official Records of Douglas County, Nevada;

Thence North 69°01'31" East 758.14 feet;

Thence North 32°29'51" East 30.00 feet;

Thence South 57°30'09" East 253.37 feet to the beginning of a tangent curve concave to the Southwest with a central angle of 50°12' and a radius of 390.00 feet;

Thence along said curve an arc distance of 341.70 feet thence leaving said curve South 63°52'16" West 853.57 feet to a point lying in a non-tangent curve from which the center bears South 46°34'20" West, said curve being concave to the Southwest and having a central angle of 44°11'45" and a radius of 530.00 feet;

Thence Westerly along said curve an arc distance of 408.82 feet;

Thence radial to said curve North 02°22'35" East 329.27 feet to the Point of Beginning.

Note: the above legal description previously appeared in document recorded March 14, 2012, in Book 312, Page 3106, as Document No. 798820, of Official Records.

Assessor's Parcel No.: 1319-19-802-002

STATE OF OREGON

CERTIFICATION OF VITAL RECORD

1036766

I.D. TAG NO.

OREGON HEALTH AUTHORITY CENTER FOR HEALTH STATISTICS CERTIFICATE OF DEATH

136-2023-002269

STATE FILE NUMBER

TO BE COMPLETED BY FUNERAL FACILITY	Legal Name		First	Middle	Last	Suffix	Death Date		
	Jack			Kirby	Sievers		January 19, 2023		
	Sex	Age		Social Security Number		County of Death			
	Male	80 years		[REDACTED] 7890		Lane			
	Birthdate		Birthplace				Was Decedent Ever in U.S. Armed Forces?		
	June 13, 1942		Stockton, California				No		
	Residence					City/Town			
	241 SW Ebb Avenue					Lincoln City			
	Residence County			State or Foreign Country		Zip Code + 4		Inside City Limits?	
	Lincoln			Oregon		97367		Yes	
	Marital Status at Time of Death			Spouse's Name Prior to First Marriage					
	Married			Denise Elaine Woodbury					
	Father's Name					Mother's Name Prior to First Marriage			
	Fernand Sievers					Virginia Reves			
	Informant's Name		Telephone Number		Relationship to Decedent		Mailing Address		
Denise Sievers		Not Available		Spouse		231 SW Ebb Avenue, Lincoln City, OR 97367			
Place of Death				Facility Name					
Hospital-Inpatient				Sacred Heart Medical Center - RiverBend					
Location of Death				City/Town or Location of Death		State		Zip Code + 4	
3333 RiverBend Drive				Springfield		Oregon		97477	
Method of Disposition		Place of Disposition			Location (City/Town and State)				
Cremation		Andreason's Springfield Cremation Center			Springfield, Oregon				
Name and Complete Address of Funeral Facility									
Andreason's Cremation & Burial Services, Springfield 320 N 6th Street, Springfield, Oregon 97477									
Date of Disposition		Funeral Director's Signature			Electronically Signed		OR License Number		
TBD		Shannon C.R. Smith					CO-4008		
Registrar's Signature				Date Received		Local File Number			
Jennifer A. Woodward				January 30, 2023					
Amendment									

TO BE COMPLETED BY MEDICAL CERTIFIER	Was case referred to Medical Examiner?		Autopsy?		Were autopsy findings available to complete the cause of death?		Time of Death		
	No		No				1133		
	CAUSE OF DEATH							Approximate Interval: Onset to Death	
	IMMEDIATE CAUSE ↓ a. Septic shock							12 days	
	Due to (or as a consequence of) ↓ b. Acute cholangitis							12 days	
	Due to (or as a consequence of) ↓ c. Bacteremia with E. Coli							12 days	
	Due to (or as a consequence of) ↓ d.								
	Other significant conditions contributing to death								
	Manner of Death		If Female				Did tobacco use contribute to death?		
	Natural		Not Applicable				No		
	Date of Injury		Time of Injury		Place of Injury		Injury at Work?		
	Location of Injury						Describe how injury occurred		
							If transportation injury, specify.		
Name and Address of Certifier									
Katsufumi Nishida 3355 RiverBend Drive, Springfield, Oregon 97477									
Name and Title of Attending Physician if Other than Certifier						Date Signed			
						January 25, 2023			
Medical Certifier		Electronically Signed		Title of Certifier		License Number			
Katsufumi Nishida				M.D.		MD162449			
Amendment									



45-2CC (01/06)

I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORDS FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS.

January 31, 2023

DATE ISSUED: _____

THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER

Jennifer A. Woodward
JENNIFER A. WOODWARD, Ph.D.
STATE REGISTRAR

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

