DOUGLAS COUNTY, NV

2024-1010665

Rec:\$40.00

\$40.00 Pgs=8

08/02/2024 11:08 AM

MAUPIN, COX & LEGOY

SHAWNYNE GARREN, RECORDER

APN: 1419-00-001-039

Electronic Recording Requested By:

Maupin, Cox & LeGoy 4785 Caughlin Parkway Reno, NV 89519

Mail Tax Statements To:

Michonne R. Ascuaga, Co-Trustee Camille M. Bressler, Co-Trustee Stephen R. Ascuaga, Co-Trustee The John J. Ascuaga Family Trust 695 Juniper Hill Road Reno, NV 89519

The undersigned hereby affirms that the exhibit attached to this document hereby submitted for recording does contain the social security number of a person per NRS 440.380(1)(A) and NRS 40.525(5).

AFFIDAVIT - DEATH OF TRUSTEES

STATE OF NEVADA) ss COUNTY OF WASHOE)

Michonne R. Ascuaga, Camille M. Bressler, and Stephen R. Ascuaga, of legal age, being first duly sworn, deposes and says:

- 1. That Rose Louise Ascuaga, the decedent mentioned in the attached certified copy of the Certificate of Death, who died on November 28, 2020, is the same person as Rose L. Ascuaga, Co-Trustee of The John J. Ascuaga Family Trust, under agreement dated January 8, 1988, amended and restated by The John J. Ascuaga Family Trust Agreement (As Restated) dated December 14, 2005, and any amendments thereto.
- 2. That John J. Ascuaga, the decedent mentioned in the attached certified copy of the Certificate of Death, who died on June 28, 2021, is the same person as John J. Ascuaga, Trustee of The John J. Ascuaga Family Trust, under agreement dated January 8, 1988, amended and restated by The John J. Ascuaga Family Trust Agreement (As Restated) dated December 14, 2005, and any amendments thereto.
- 3. At the time of the respective decedent's death, the decedents were the owners of record, as Co-Trustees of The John J. Ascuaga Family Trust, of the real property commonly known as 150 Jacks Valley Ranch Road, Douglas County, Nevada, which property is described in the Grant Deed signed on April 29, 2009, and recorded as Document No. 0742515 on May 4, 2009, in the Official Records of Douglas County. The legal description of said property is as follows:

SEE EXHIBIT A

- 4. We, Michonne R. Ascuaga, Camille M. Bressler, and Stephen R. Ascuaga, are the Successor Co-Trustees of The John J. Ascuaga Family Trust under agreement dated January 8, 1988, amended and restated by The John J. Ascuaga Family Trust Agreement (As Restated) dated December 14, 2005 and any amendments thereto, which was in effect at the time of the death of the decedents identified in paragraphs 1 and 2 above, and which Trust has not been revoked, and we hereby consent to act as such.
- 5. There are no federal estate taxes due as a result of the death of the decedents identified hereinabove.

We declare under penalty of perjury that the foregoing is true and correct.

DATED this 23rd day of July, 2024.

By Michonne R. Ascuaga, Co-Trustee

By Camille M. Bressler, Co-Trustee

Stephen R. Ascuaga, Co4Trustee

STATE OF NEVADA

) ss

COUNTY OF WASHOE

Subscribed and sworn to (or affirmed) before me on this 23rd day of July 2024, by **Michonne R. Ascuaga**, in her capacity as **Co-Trustee of The John J. Ascuaga Family Trust**, who proved to me on the basis of satisfactory evidence to the person who appeared before me.

WITNESS my hand and official seal.

STEFANI PEHLE

Notary Public - State of Nevada

Appointment Recorded in Washoe County

No: 22-8283-02 - Expires October 18, 2025

Signature

[NOTARY TO FOLLOW]

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)



Subscribed and sworn to (or affirmed) before me on this 23rd day of July, 2024, by Camille M. Bressler, in her capacity as Co-Trustee of The John J. Ascuaga Family Trust, who proved to me on the basis of satisfactory evidence to the person who appeared before me.

WITNESS my hand and official seal.

Signature Styll Klille

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)



Subscribed and sworn to (or affirmed) before me on this 23rd day of July, 2024, by **Stephen R.** Ascuaga, in his capacity as Co-Trustee of The John J. Ascuaga Family Trust, who proved to me on the basis of satisfactory evidence to the person who appeared before me.

WITNESS my hand and official seal.

Signature (

STATE OF NEVADA

CERTIFICATION OF VITAL RECORD

DEPARTMENT OF HEALTH AND HUMAN SERVICES

DIVISION OF PUBLIC AND BEHAVIORAL HEALTH
VITAL STATISTICS

CASE FILE NO. 4181390

CERTIFICATE OF DEATH

2020026863

TYPE OR		STATE	STATE FILE NUMBER						
PRINT IN	1a. DECEASED-NAME (FIRST, MIDDLE, LAST, SUFFIX	Franklin and the state of the s	2. DATE OF DEATH (Mo/Day/Year)	3a. COUNTY OF DEATH					
PERMANENT BLACK INK	Rosie Louise	ASCUAGA	November 28, 2020	Douglas					
	number)	PITAL OR OTHER INSTITUTION -Name(If not either, gi	ive street an 3e.If Hosp, or Inst. indicate DOA Inpatient(Specify)	A,OP/Emer. Rm. 4. SEX					
DECEDENT	Carson City	150 Jacks Valley Ranch Rd	Home	Female					
	5. RACE (Specify) White	6. Hispanic Origin? Specify 7a. AGE-Last birthd No - Non-Hispanic (Years)	day 75, UNDER 1 YEAR 75, UNDER 1 DAY MOS DAYS HOURS MINS	8. DATE OF BIRTH (Mo/Day/Yr) December 06, 1933					
IF DEATH OCCURRED IN INSTITUTION SEE	atos, et l'illerations deservices popul i pério disensi-	OF WHAT COUNTRY 10.EDUCATION 11. MARITAL STA Marr 16	TUS (Specify) 12. SURVIVING SPOUSE'S NAM	AE (Last name prior to first marriage)					
HANDBOOK REGARDING COMPLETION OF RESIDENCE		OCCUPATION (Give Kind of Work Done During Most of HOMEMAKER	146, KIND OF BUSINESS OR INDUST	Forces? No					
ITEMS	15a, RESIDENCE - STATE 15b, COUNTY		TREET AND NUMBER	15e, INSIDE CITY					
ر ا	Nevada Douglas	Carson City 150	Jacks Valley Ranch Rd	LIMITS (Specify Yes or No) No					
PARENTS	16 FATHER/PARENT NAME (First Middle Last Suffey)								
	18a. INFORMANT- NAME (Type or Print) Michonne ASCUAGA		R.F.D. No. City or Town, State, Zip) uniper Hill Rd Reno, Nevada 895	1000					
DISPOSITION	19a. BURIAL, CREMATION, REMOVAL, OTHER (Spec Burial	cify) 196. CEMETERY OR CREMATORY - NAME Genoa Cemetery	19c. LOCATION	City or Town State Genoa Nevada					
	20a. FUNERAL DIRECTOR - SIGNATURE (OF Person JAMES P SMOLENSKI	LICENSE NUMBER	Waltons Funerals & Cremations						
TRADE CALL	SIGNATURE AUTHENTICA TRADE CALL - NAME AND ADDRESS	TED.	1281 N Roop Carson Cit	y NV 89706					
TRADE CALL	7 02 7 14 1 1 1	ed at the time, date and place and due. 22a On the	ne basis of examination and/or investigation, in r	The state of the s					
CERTIFIER	To Be to the cause(s) stated (Signature & Title) DENVER J MIL	SIGNATURE AUTHENTICATED 2 at the time	e, date and place and due to the cause(s) stated	(Signature & Title) HOUR OF DEATH					
	B 21d. NAME OF ATTENDING PHYSICIAN IF OT Print)		RONOUNCED DEAD (Mo/Day/Yr) 22e,	PRONOUNCED DEAD AT (Hour)					
	23a. NAME AND ADDRESS OF CERTIFIER (PHYSICI, Denver J Mill	AN, ATTENDING PHYSICIAN, MEDICAL EXAMINER, C er MD 5538 Longley Lane Reno, NV 895	PR CORONER) (Type or Print) 2: 511	3b. LICENSE NUMBER 7330					
REGISTRAR	SIGNATURE	AUTHENTICATED (Mo/Day/Yi) De	VED BY REGISTRAR 24c, DEATH DU cember 04, 2020 YES	JE TO COMMUNICABLE DISEASE NO X					
CAUSE OF DEATH	25. IMMEDIATE CAUSE (ENTER ONLY ONE PART I (a) Acute Cardiopulmonar	CAUSE PER LINE FOR (a), (b), AND (c).) y Arrest		Interval between onset and death Minutes					
CONDITIONS IF ANY WHICH	DUE TO, OR AS A CONSEQUENCE (b) Hypoxia	OF.		Interval between onset and death Minutes					
GAVE RISE TO IMMEDIATE CAUSE STATING THE	Due to, or as a consequence Congestive Heart Failu	ıre		Interval between onset and death Weeks					
UNDERLYING CAUSE LAST		of The Brain Not Elsewhere Classi		Interval between onset and death Months					
		ons contributing to death but not resulting in the underlying	ing cause given in Part 1. 26, AUTOF Yes or No)						
	28a. ACC., SUICIDE, HOM., UNDET. 28b. DATE OF INJURY OR PENDING INVEST. (Specify)	(Mo/Day/Yf) 28c. HOUR OF INJURY 28d. DESCRIB	E HOW INJURY OCCURRED	NO					
	28e. INJURY AT WORK (Specify 28f. PLACE OF INJU Yes or No) pullding, etc. (Specify	IRY- At home, farm, street, factory, office 28g, LOCAT	ION STREET OR R.F.D. No. CIT	Y OR TOWN STATE					



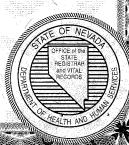
CERTIFIED COPY OF VITAL RECORDS

This is a true and exact reproduction of the document officially registered and placed on file in the office of the State Registrar and Vital Records.

DATE ISSUED:

12/22/2020

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





DEPARTMENT OF HEALTH AND HUMAN SERVICES DIVISION OF PUBLIC AND BEHAVIORAL HEALTH **VITAL STATISTICS**

ASE FI OR	LE NO. 4221030				ALCONING TO THE STATE OF THE ST	202101 5228 STATE FILE NUMBER				
IN IENT	1a. DECEASED-NAME (FIRST MIDDLE, LAST, SUFFIX) JOHN J ASCUAGA 3b. CITY, TOWN, OR LOCATION OF DEATH 3c. HOSPITAL OR OTHER INSTITUTION -Name(if not				2. DATE OF DEATH (N	lo/Day/Year)	3a. COUNTY OF DEATH			
INK						June 28, 2	021	Douglas		
		N OF DEATH 30. H				ve street ar 3e.if Hosp. or Inpatient(Spe	Inst, indicate O	DA,OP/Err	ALC: NO.	. SEX
T	Carson City		The second secon	0 Jacks Valle			Home			Male
	1 1000 1000 1000 1000	hite	No-t	Origin? Specify Non-Hispanic	(Years) 96		OURS MINS		E OF BIRTH (Mo/Day(Yr)
E	9a. STATE OF BIRTH (if not US name country) Idaho		niteu States	1 16	ATION 11. MARITAL STAT Widov	Us (Specify) 12. SURVIV yed	/ING SPOUSE'S N	WE (Last n	ame prior to first	marriage)
	13. SOCIAL SECURITY NUMBE -5155	R 14a, USUA	L OCCURATION	(Give Kind of Worl Owner	k Done During Most of		KIND OF BUSINESS OR INDUS HOTEL/CASINO		Level in CO VIII	
i	15a. RESIDENCE - STATE	15b. COUNTY	115c.	CITY, TOWN OR	LOCATION 1 15d ST	REET AND NUMBER	EDUASINO			Ph.
۶	Nevada	Dougla	s	Carson (Jacks Valley Ran	ch Rd		LIMITS (DE CITY Specify Yes No
;	16. FATHER/PARENT - NAME	First Middle Last	Suffix)	211 (41.10.2)		PARENT - NAME (First	Middle Last 9	Suffix)		110
ľ		Jose ASCU	IAGA				na EQUIL			d ee "
	18a. INFORMANT- NAME (Type	and the second of the second of the second	dini Populari Jim propulari	18b. MAILING AD	DRESS (Street or R	.F.D. No, City or Town, S	A			74
		ASCUAGA	11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		695 Ju	niper Hill Rd Reno		519		7
N	19a. BURIAL, CREMATION, REI		ecify) 19b. CEMI	ETERY OR CREM	ATORY - NAME		19c. LOCATION		Town Sta	te
1	Buria 20a. FUNERAL DIRECTOR - SIC	1 & 64 v/s ultimat 10			enoa Cemetery			Genoa		·-
L		P SMOLENSK URE AUTHENTIC RESS	₹7 - 1 48 80.65	LICENSE NU FD:	217	Waltons Funerals & 1281 N Ro	Cremation op Carson C	s-Chape ity NV	el of the Va 89706	lley
	21a. To the best of my known to the cause(s) stated.(Sk	nature & Title) JEFFREY B.	SIGNATURE ASA MD	AUTHENTICAT	TED 물을 at the time,	basis of examination and/o date and place and due to t	r investigation, Ir he cause(s) state	ımy opinion d. (Signatu	re & Title)	d ·
₹	21b. DATE SIGNED (Mod June 29, 2021 21d. NAME OF ATTENDI	***** J		4:26	ONE	E SIGNED (Mo/Day/Yr)		HOUR O		
	은 명 (Type or Print)				129	PNOUNCED DEAD (Mo/E	Coleran L		INCED DEAD	
ŀ	23a. NAME AND ADDRESS OF Dr. Jef 24a. REGISTRAR (Signature)	rey Basa MD	2874 N. Cars	on Street, Ste	200 Carson City,	NV 89706			NSE NUMBER 8079	
`		SIGNATURE	B RHINEH	TED	(Mo/Day/Yr) J	DBY REGISTRAN Une 30, 2021	24c DEATH C		NO X	E DISEASE
F	25. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c),) PART I (a) Lung Cancer.							Interval between onset and death		
	DUE TO, OR AS A CONSECUENCE OF: (b) Unknown Etiology						Interval between onset and death			
	(c)	S A CONSEQUENC						Interval	between onse	t and death
	(a)	A CONSEQUENCI				_		Interval	between onse	et and death
1	PART II OTHER SIGNIFICANT I		The Parks of the P	to death but not re	sulling in the underlying	cause given in Part 1.	26. AUTO Yes or No	PSY (Spec	27. WAS CAS REFERRED T (Specify Yes	E O CORONER or No)
[2	8a. ACC., SUICIDE, HOM., UNDET, OR PENDING INVEST. (Specify)	286, DATE OF INJURY	(Mo/Day/Yr)	28c. HOUR OF INJ	URY 284. DESCRIBE	HOW INJURY OCCURRED		110		NO
	8e. INJURY AT WORK (Specify es or No)	28f. PLACE OF INJ puilding, etc. (Speci	URY- At home, fa fy)	irm, street, factory,	office 28g. LOCATIC	N STREET OR R.	F,D, No. CIT	Y OR TO	V N	STATE





CERTIFIED COPY OF VITAL RECORDS

This is a true and exact reproduction of the document officially registered and placed on file in the office of the State Registrar and Vital Records.

DATE ISSUED:

7/2/2021

STATE REGISTRAR



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

EXHIBIT A

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, in the City of Carson City, and described as follows:

PARCEL1:

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

A parcel of land lying within Sections 9, 14, 15, 16, 21, 22, & 23, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the northwest corner of said Section 15, a found 2" iron pipe at a fence corner; thence along the north line of said Section 15, along an existing fence, North 89°27'44" East, 2,660.07 feet to an existing fence corner;

thence continuing along an existing fence, South 00°07'27" West, 3,152.46 feet to an existing fence corner;

thence continuing along an existing fence, North 71°05'54" East, 2,831.45 feet to an existing fence comer;

thence continuing along an existing fence, North 00°39'24" West, 936.76 feet to an existing fence comer:

thence along a line coincident with the southerly line of Alpine View Estates No. 3 filed for record April 16, 1973 as Document No. 65319 and its westerly extension thereof, North 89°25'44" East, 1,664.47 feet to a point on the westerly line of an 80-foot wide (80) Jack's Valley Road:

thence along said westerly line of Jack's Valley Road the following courses:

South 15°65'37" West, 1,367.16 feet;

Along the arc of a curve to the left, having a radius of 3,540.00 feet, central angle of 18°26'07" and arc length of 1,139.01 feet;

South 02°30'30" East, 1,537.61 feet;

Along the arc of a curve to the right, having a radius of 4,960.00 feet, central angle of 04°33'09" and arc length of 394.10 feet;

South 02°02'39" West, 919.70 feet to a point on the south line of the northwest one-quarter of the northwest one-quarter (NW1/4NW1/4) of said Section 23;

EXHIBIT A

LEGAL DESCRIPTION - CONTINUED

thence along said south line, South 89°45'55" West, 1,212.55 feet; thence along the south line of the north one-half of the northeast one-quarter (N1/2NE1/4) of said Section 22, South 89°10'47" West, 2,652.36 feet;

thence along the south line of the north one-half of the northwest one-quarter (N1/2NW1/4) of said Section 22, South 89°10'47" West, 2,643.70 feet;

thence along the south line of the northeast one-quarter of the northeast one-quarter (NE1/4NE 1/4) of said Section 21, South 89°25'58" West, 1,304.23 feet to the southwest corner of said NE1/4NE1/4;

thence along the west line of said NE1/4NE1/4, North 00°04'08" West, 1,320.70 feet to the northwest corner of said NE1/4NE1/4;

thence along the north line of the northeast one-quarter (NE 1/4) of said Section 21, South 89°15'58" West, 1,305.74 feet to the north one-quarter (N1/4) corner of said Section 21;

thence along the center section line of said Section 16, North 00°01'18" West, 5,296.72 feet to the north one-quarter (N1/4) corner of said Section 16;

thence along the center section line of said Section 9, North 00°04'52" West, 1,304.72 feet to a found 5/8" rebar and plastic cap, PLS 6497;

thence North 89°04'16" East, 2,615.01 feet to a point on the east line of said Section 9, a found 5/8" rebar and plastic cap, PLS 8659;

thence along said east line of Section 9, South 00°14'03" West, 766.89 feet;

thence North 89°45'57" West, 217.80 feet;

thence South 00°14'03" West, 200.00 feet;

thence South 89°45'57" East, 217.80 feet to a point on said east line of Section 9;

thence along said east line of Section 9, South 00°14'03" West, 340.00 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM a parcel of land lying within Sections 15 & 16, Township 1-North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

EXHIBIT A

LEGAL DESCRIPTION - CONTINUED

BEGINNING at the northwest corner of said Section 15, a found 2" iron pipe at a fence comer;

thence along the north line of said Section 15, along an existing fence, North 89°27'44" East, 238.71 feet;

thence South 00°32'16" East, 579.61 feet;

thence South 89°27'44" West, 243.53 feet;

thence South 00°03'39" East, 877.60 feet;

thence South 73°53'16" West, 397.71 feet;

thence South 63°36'53" West, 461.23 feet;

thence North 00°46'21" West, 1,760.13 feet to a point on the north line of said Section 16;

thence along said north line of Section 16, North 89°06'58" East, 817.55 feet to the POINT OF BEGINNING.

The above legal description appeared previously in that certain Document Recorded, 04/26/2017, 2017 as Document No. 897836 and Re-Recorded, 05/24/2017, as Document No. 899067, of official Records, pursuant to NRS Section 6. NRS 111.312.

Assessor's Parcel No. 1419-00-001-039