

DOUGLAS COUNTY, NV

2024-1011411

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08/23/2024 08:12 AM

IMPACT LEGAL SUPPORT SERVICES, INC

SHAWNYNE GARREN, RECORDER

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only
and avoid printing in the 1" margins of document)

APN# 1318-22-311-001

11 digit Assessor's Parcel Number may be obtained at:

https://clarkcountynv.gov/government/assessor/property_search/real_property_records.php

TITLE OF DOCUMENT
(DO NOT Abbreviate)

AFFIDAVIT OF DEATH OF TRUSTEE

Document Title on cover page must appear EXACTLY as the first page of the document
to be recorded.

RECORDING REQUESTED BY:

MARK ZIEBOLD, ESQ.

RETURN TO: Name ZIEBOLD LAW GROUP PC

Address 9870 RESEARCH DR., SUITE 209

City/State/Zip IRVINE, CA 92618

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name CHERYL L. WILLIAMS, TRUSTEE

Address Unit 101, P.O. Box 6210

City/State/Zip Stateline, NV 89449

This page provides additional information required by NRS 111.312 Sections 1-2.
To print this document properly, do not use page scaling.

Recording Requested By:

Ziebold Law Group, PC

When recorded mail document to:

NAME Mark Ziebold, Esq.

ADDRESS 9870 Research Dr., Ste. 209

CITY Irvine, CA 92618

STATE & ZIP

APN: 1318-22-311-001

Above Space for Recorder's Use Only

AFFIDAVIT OF DEATH OF TRUSTEE

State of California
County of Orange

Cheryl L. Williams

of legal age, being first duly sworn, deposes and says:

1. Gary M. Williams aka Gary Michael Williams, Sr., the decedent mentioned in the attached certified copy of Certificate of Death, is the same person named as Trustee in the certain Declaration of Trust dated August 26, 1991 executed by Gary M. Williams and Cheryl L. Williams as trustor(s).

2. At the time of the decedent's death, decedent was the owner, as Trustee, of certain real property acquired by a deed recorded on August 18, 2020, as instrument No. 2020-951000, in the Official Records of Douglas County, State of Nevada covering the following described property situated in the said County, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

3. I am the surviving or successor Trustee of the same trust under which said decedent held title as trustee pursuant to the deed described above, and am designated and empowered pursuant to the terms of said trust to serve as Trustee thereof.

Dated July 23, 2024

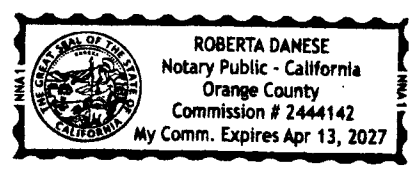
[Signature]
CHERYL L. WILLIAMS

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 ORANGE

SUBSCRIBED AND SWORN TO (or affirmed) before me on this 23rd day of July 20 24 by CHERYL L. WILLIAMS proved to me on the basis of satisfactory evidence to be the persons(s) who appeared before me, Roberta Danese, Notary Public.

[Signature] (Seal)
Notary Signature



STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC HEALTH

3052023173637

CERTIFICATE OF DEATH

3202319038450

STATE FILE NUMBER

STATE OF CALIFORNIA USE BLACK INK ONLY - NO ERASURES, WHITEOUTS OR ALTERATIONS VS-11 (REV 3/06)

LOCAL REGISTRATION NUMBER

Form containing fields for Decedent's Personal Data, Usual Residence, Informant, Spouse/SDRP and Parent Information, Funeral Director/Local Registrar, Place of Death, Cause of Death, Physician's Certification, and Coroner's Use Only.

CERTIFIED COPY OF VITAL RECORD STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

This is a true certified copy of the record filed in the County of Los Angeles Department of Public Health if it bears the Registrar's signature in purple ink.



AUG 11 2023

Health Officer and Registrar DATE ISSUED

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

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



PARCEL NO. 1:

UNIT 101 AS SHOWN ON THE MAP OF FINAL CONDOMINIUM SUBDIVISION MAP LDA 17-020 OF TAHOE BEACH CLUB - PHASE 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 23, 2019, AS INSTRUMENT NO. 2019-929414 AND AS SET FORTH IN THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JUNE 19, 2019 AS INSTRUMENT 2019-930614 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL NO. 2:

AN UNDIVIDED FRACTIONAL INTEREST IN THE COMMON AREAS AS SET FORTH IN THAT AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JUNE 19, 2019 AS INSTRUMENT 2019-930614 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL NO. 3:

THE EXCLUSIVE RIGHT AND EASEMENT OF ENJOYMENT IN AND TO THE LIMITED COMMON ELEMENTS APPURTENANT TO THE UNIT TO WHICH THEY ARE ALLOCATED, AS SET FORTH IN THAT AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JUNE 19, 2019 AS INSTRUMENT 2019-930614 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL NO. 4:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE GENERAL COMMON AREA AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR TAHOE BEACH CLUB CONDOMINIUMS RECORDED JUNE 19, 2019 AS INSTRUMENT 2019-930614 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL NO. 5:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS RECORDED NOVEMBER 07, 2018 IN A RECIPROCAL ACCESS EASEMENT AGREEMENT IN BOOK N/A AS INSTRUMENT 2018-921866 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

PARCEL NO. 6:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE BEACH AREA, AND FOR PASSIVE AND ACTIVE BEACH RECREATION, RECORDED JUNE 19, 2019 IN A BEACH USE AND ACCESS AGREEMENT AS INSTRUMENT 2019-930632 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

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.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.