# RECORDING REQUESTED BY AND WHEN RECORDED, RETURN TO:

F. T. Muegenburg, Jr., Esq. Lowthorp Richards, LLP 300 E. Esplanade Drive, Suite 850 Oxnard, CA 93036

### **MAIL TAX STATEMENTS TO:**

Linda D. Ochoa, Trustee 6902 Norton Avenue Ventura, CA 93003

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

DOUGLAS COUNTY, NV

LOW/THORP RICHARDS, LLP

Rec:\$40.00

Total:\$40.00

SHAWNYNE GARREN, RECORDER

2024-1011724

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09/03/2024 10:08 AM

APN: 1319-30-721-003

# **AFFIDAVIT - DEATH OF CO-TRUSTEE**

STATE OF CALIFORNIA	)	
COUNTY OF VENTURA	•	SS

The undersigned, LINDA D. OCHOA, being of legal age and duly sworn, deposes and says:

- That ROMUALDO OCHOA, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as ROMUALDO OCHOA named as a Co-Trustee in that certain Declaration of Trust dated March 21, 1997, as restated on September 5, 2014, and further amended on September 24, 2020, known as the OCHOA FAMILY TRUST and executed by ROMUALDO OCHOA and LINDA D. OCHOA as Settlors.
- 2. At the time of demise of the decedent, the decedent was a record owner as a Co-Trustee of real property commonly known as 420 Ridge Club Drive, 83, Stateline, Nevada 89449 acquired by a Grant, Bargain, Sale Deed which was signed by grantors, Romualdo Ochoa and Linda D. Ochoa, husband and wife as joint tenants, and recorded as Document No. 0729189 on September 2, 2008, in Official Records of Douglas County, Nevada, describing the following real property situated in the County of Douglas, State of Nevada:

[Legal description attached hereto as Exhibit "A" and made a part hereof in full by this reference.]

3. I, LINDA D. OCHOA, as the successor Trustee, am now the sole Trustee under the provisions of the above-referenced Trust, which was in effect at the time of the death of the decedent mentioned in paragraph 1 above, which has not been revoked, and I hereby consent to act as such.

OCHOA FAMILY TRUST DATED MARCH 21, 1997:

Dated: August 26, 2024

LINDA D. OCHOA. Successor Trustee

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 ) .ss County of Ventura )

Subscribed and sworn to (or affirmed) before me on this 26<sup>th</sup> day of August, 2024, by LINDA D. OCHOA proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

MARILYN L. LEANIO-PEREZ Notary Public - California Ventura County Commission # 2402492 My Comm. Expires May 26, 2026

Marilyn H. Signature of Notary Public

(This area for official notarial seal)

# EXHIBIT "A" Legal Description

APN: 1319-30-721-003

### **PARCEL ONE**

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

- (a) An undivided 1/20th interest, as tenants-in-common, in and to Lot 31 of Tahoe Village Unit No. 3, Fifth-Amended Map, recorded October 29, 1981, as Document No. 61612 as corrected by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, all of Official Records Douglas County, State of Nevada. Except therefrom Units 81 to 100 Amended Map and as corrected by said Certificate of Amendment.
- (b) Unit No. 107 as shown and defined on said last mentioned map as corrected by said Certificate of Amendment.

# **PARCEL TWO**

A non-exclusive right to use the real property known as Parcel "A" on the Official Map of Tahoe Village Unit No. 3, recorded January 22, 1973, as Document No. 63805, records of said county and state, 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 modification thereof recorded September 28, 1973, as Document No. 69063 in book 973, Page 812 of Official Records and recorded July 2, 1976, as Document No. 1472 in Book 776, page 87 of Official Records.

#### PARCEL THREE

A non-exclusive easement for ingress and egress and recreational purposes and for use and enjoyment and incidental purposes over, on and through Lots 29, 39, 40 and 41 as shown on said Tahoe Village Unit No. 3, Fifth-Amended Map and as corrected by said Certificate of Amendment.

# PARCEL FOUR

- (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.M., and
- (b) An easement for ingress, egress and public utility purposes, 32 feet wide, the centerline of which is shown and described on the Fifth-Amended Map of Tahoe Village No. 3, recorded October 29, 1981, as Document No. 61612, and amended by Certificate of Amendment recorded November 23, 1981, as Document No. 62661, Official Records, Douglas County, State of Nevada.

### PARCEL FIVE

The exclusive right to use said UNIT and the non-exclusive right to use the real property referred to in subparagraph (a) of Parcel One and Parcels Two, Three and Four above during ONE "use week" within the Spring/Fall "use season", as said quoted terms are defined in the Declaration of Restrictions, recorded September 17, 1982 as Document No. 71000 of said Official Records.

The above described exclusive and non-exclusive rights may be applied to any available unit in the project, during said use week within said season.



# **County of Ventura**

VENTURA, CALIFORNIA

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'S USE	124. DESCRIBE HOW INJURY OCCURRED (Events) which resulted in Liquity										
CORONER'S USE ONLY	125. LOCATION OF INJURY (Street and number, or location, and city, and zip)										
8	126. SIGNATURE OF CORONER / DEPUTY CORONER 127, DATE IMM/dd/copy 128, TYPE NAME, TITLE OF CORONER / DEPUTY CORONER										
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CERTIFIED COPY OF VITAL RECORDS STATE OF CALIFORNIA, COUNTY OF VENTURA

This is a true and exact reproduction of the document officially registered and placed on file in the Vital Records Section, Ventura County Public Health Department, if it bears the date of issue in red ink.

DATE ISSUED

06/11/2024



HEALTH OFFICER VENTURA COUNTY, CALIFORNIA

