

138263

AFFIDAVIT - DEATH OF JOINT TENANT

STATE OF CALIFORNIA)
COUNTY OF VENTURA)SS

SALLY W. YERBY, of legal age, being first duly sworn, deposes and says:

That ALLAN R. YERBY, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person as is named as one of the parties in that certain JOINT TENANCY DEED dated May 12, 1966, executed by

Crescent Valley Ranch & Farms, a Nevada Corporation
to

SALLY W. YERBY and ALLAN R. YERBY, husband and wife as joint tenants

recorded as Instrument No. 42013 in Book 10, on Page 472 of the Official Records of EUREKA COUNTY, NEVADA, covering the following described property situated in the County of Eureka, State of Nevada:

Lot 2 of Block 3 of CRESCENT VALLEY RANCH & FARMS Unit No. 3, as per Map recorded in said County as File No. 34551.

SUBJECT TO covenants, conditions, restrictions, reservations, easements, rights and/or rights of way of record.

That the value of all real and personal property owned by said decedent at date of death, including the property above described, did not then exceed the sum of
\$ _____.

Dated: Sept 27, 1991

Sally W. Yerby
SALLY W. YERBY

STATE OF CALIFORNIA)
COUNTY OF VENTURA)SS

SUBSCRIBED AND SWORN TO before me, a notary public, this 27th day of September, 1991.

Katherine E. Honeycutt
NOTARY PUBLIC



RECORDING REQUESTED BY)
GREGORY M. HULTGREN, ESQ.)
101 Moody Court, Ste. 200)
Thousand Oaks, CA 91360)
Calif. State Bar No. 100910)

AND WHEN RECORDED MAIL TO)
SALLY W. YERBY)
2656 Hartland Circle)
Westlake Village, CA 91361)

MAIL TAX STATEMENTS TO)
Same as above)

Assessor's Parcel #3-012-03, Roll #02609, Dist #4, Lot-2, Block-3

CERTIFICATION OF VITAL RECORD

COUNTY OF ORANGE

SANTA ANA, CALIFORNIA

CERTIFICATE OF DEATH
STATE OF CALIFORNIA

3000 03461

STATE FILE NUMBER		LOCAL REGISTRATION DISTRICT AND CERTIFICATE NUMBER	
1A. NAME OF DECEDENT—FIRST Allan		2A. DATE OF DEATH MONTH, DAY, YEAR 2B. HOUR March 20, 1985 1015	
1B. MIDDLE Robert		1C. LAST YERBY	
3. SEX Male	4. RACE/ETHNICITY White	5. DATE OF BIRTH March 9, 1929	7. AGE 56 YEARS
8. BIRTHPLACE OF DECEDENT (STATE OR FOREIGN COUNTRY) California		10. BIRTH NAME AND BIRTHPLACE OF MOTHER Leonie M. Drorton - Calif.	
9. NAME AND BIRTHPLACE OF FATHER Robert Lee Yerby - California		14. NAME OF SURVIVING SPOUSE IF WIFE, ENTER BIRTH NAME Sally Boggs	
11A. CITIZEN OF WHAT COUNTRY U.S.A.	11B. IF DECEASED WAS EVER IN MILITARY GIVE DATES OF SERVICE 19 TO 19	12. SOCIAL SECURITY NUMBER [REDACTED]	13. MARITAL STATUS Married
15. PRIMARY OCCUPATION Plant Manager	16. NUMBER OF YEARS THIS OCCUPATION 35	17. EMPLOYER IF SELF-EMPLOYED, SO STATE Valspar Corporation	18. KIND OF INDUSTRY OR BUSINESS Paint Manufacturing
19A. USUAL RESIDENCE—STREET ADDRESS (STREET AND NUMBER OR LOCATION) 2241 Banyan Place		19B. CITY OR TOWN Anaheim	
19C. COUNTY Orange		19D. STATE California	
20. NAME AND ADDRESS OF INFORMANT—RELATIONSHIP Richard Yerby - Brother 20871 Beachwood Lane Huntington Beach, California			
21A. PLACE OF DEATH Residence		21B. COUNTY Orange	
21C. STREET ADDRESS (STREET AND NUMBER OR LOCATION) 2241 Banyan Place		21D. CITY OR TOWN Anaheim	
22. DEATH WAS CAUSED BY: (ENTER ONLY ONE CAUSE PER LINE FOR A, B, AND C) IMMEDIATE CAUSE (A) Carcinoma of pancreas with liver metastasis (B) DUE TO, OR AS A CONSEQUENCE OF (C) DUE TO, OR AS A CONSEQUENCE OF		24. WAS DEATH REPORTED TO CORONER? 85-1411-GI 25. WAS SHOPEY PERFORMED? Yes 26. WAS AUTOPSY PERFORMED? No	
23. OTHER SIGNIFICANT CONDITIONS—CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 22A		27. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEMS 22 OR 23? TYPE OF OPERATION Whipple Procedure 28. DATE SIGNED 12-16-82	
28A. I CERTIFY THAT DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED. (ATTACHED DECEDENT SINCE I LAST SAW DECEDENT ALIVE) (ENTER MO. DA. YR.)		28B. PHYSICIAN—SIGNATURE AND DEGREE OR TITLE [Signature] 28C. DATE SIGNED 12-16-82	
29. SPECIFY ACCIDENT, SUICIDE, ETC.		30. PLACE OF INJURY	
31. LOCATION (STREET AND NUMBER OR LOCATION AND CITY OR TOWN)		32. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)	
33. I CERTIFY THAT DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED, AS REQUIRED BY LAW I HAVE HELD AN INQUEST-INVESTIGATION		34. CORONER—SIGNATURE AND DEGREE OR TITLE Deputy Sheriff-Coroner By: [Signature] 35. DATE SIGNED 3-22-85	
36. DISPOSITION Cremation		37. DATE—MONTH, DAY, YEAR March 22, 1985	
38. NAME AND ADDRESS OF CEMETERY OR CREMATORY Coastal Cremation, Inc. Pasadena, Calif.		39. EMBALMER'S LICENSE NUMBER AND SIGNATURE Not embalmed	
40A. NAME OF FUNERAL DIRECTOR (OR PERSON ACTING AS SUCH) Armstrong Family		40B. LICENSE NO. 380	
41. LOCAL REGISTRAR—SIGNATURE [Signature]		42. DATE ACCEPTED BY LOCAL REGISTRAR MAR 22 1985	

129496

STATE OF CALIFORNIA
COUNTY OF ORANGE

CERTIFIED COPY OF VITAL RECORDS

DATE ISSUED

OCT 03 1991 BOOK 227 PAGE 323

This is a true and exact reproduction of the document officially registered and placed on file in the office of the Orange County Recorder.

Lee A. Branch
LEE A. BRANCH, Recorder
ORANGE COUNTY, CALIFORNIA

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

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

BOOK 227 PAGE 322
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Gregory Huetgren
'91 OCT 21 P4:27

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEE \$ 700
138263

BOOK 227 PAGE 324

EUREKA COUNTY NEVADA - AFFIDAVIT DEATH OF JOINT TENANT

SBE-ASD AH 502-A FRONT 5-2-91

PRELIMINARY CHANGE OF OWNERSHIP REPORT

[To be completed by transferee (buyer) prior to transfer of subject property in accordance with Section 480.3 of the Revenue and Taxation Code.] A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located; this particular form may be used in all 58 counties of California 10/8/91 THIS FORM IS ACCEPTABLE TO EUREKA COUNTY RECORDERS OFFICE PER TELEPHONE CONFERENCE THIS DATE.

SELLER/TRANSFEROR: SALLY W. YERBY AND ALLAN R. YERBY, HUSBAND & WIFE AS JOINT TENANTS.
BUYER/TRANSFeree: SALLY W. YERBY, A WIDOW.

ASSESSOR'S PARCEL NUMBER(S) 3-012-03, Roll #02609, Dist. #4, Lot 2 Blk #3
PROPERTY ADDRESS OR LOCATION: Crescent Vly. Ranch & Farms, Unit 3

MAIL TAX INFORMATION TO: Name SALLY W. YERBY
Address 2656 Hartland Circle
Westlake Village, CA 91361

SP		
FOR RECORDER'S USE ONLY		
DOC.DT		
DOC.NR		
FOR ASSESSOR'S USE ONLY		
EMP.NR	SITE.USE	DIST
APL.CO	PCT.INT.APL	NGH
EFF.DOC.DT		CL
SQ.FT.I		

NOTICE: A lien for property taxes applies to your property on March 1 of each year for the taxes owing in the following fiscal year, July 1 through June 30. One-half of these taxes is due November 1, and one-half is due February 1. The first installment becomes delinquent on December 10, and the second installment becomes delinquent on April 10. One tax bill is mailed before November 1 to the owner of record. IF THIS TRANSFER OCCURS AFTER MARCH 1 AND ON OR BEFORE DECEMBER 31, YOU MAY BE RESPONSIBLE FOR THE SECOND INSTALLMENT OF TAXES DUE FEBRUARY 1.

The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the Eureka, Nevada County Assessor. For further information on your supplemental roll obligation, please call the EUREKA County Assessor at 805-654-2191 Eureka.

PART I: TRANSFER INFORMATION

Please answer all questions.

- YES NO
- ☒ ☐ A. Is this transfer solely between husband and wife (Addition of a spouse, death of a spouse, divorce settlement, etc.)?
- ☐ ☒ B. Is this transaction only a correction of the name(s) of the person(s) holding title to the property (For example, a name change upon marriage)?
- ☐ ☒ C. Is this document recorded to create, terminate, or reconvey a lender's interest in the property?
- ☐ ☒ D. Is this transaction recorded only to create, terminate, or reconvey a security interest (e.g. cosigner)?
- ☐ ☒ E. Is this document recorded to substitute a trustee under a deed of trust, mortgage, or other similar document?
- ☐ ☒ F. Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants?
- ☐ ☒ G. Does this transfer return property to the person who created the joint tenancy (original transferor)?
- ☐ ☒ H. Is this transfer of property:
- ☐ ☒ 1. to a trust for the benefit of the grantor, or grantor's spouse?
- ☐ ☒ 2. to a trust revocable by the transferor?
- ☐ ☒ 3. to a trust from which the property reverts to the grantor within 12 years?
- ☐ ☒ I. If this property is subject to a lease, is the remaining lease term 35 years or more including written options?
- ☐ ☒ J. Is this a transfer from parents to children or from children to parents?
- ☐ ☒ K. Is this transaction to replace a principal residence by a person 55 years of age or older?
- ☐ ☒ L. Is this transaction to replace a principal residence by a person who is severely disabled as defined by Revenue and Code Section 69.5?

If you checked yes to J, K, or L, an applicable claim form must be filed with the County Assessor.

Please provide any other information that would help the Assessor to understand the nature of the transfer.

IF YOU HAVE ANSWERED "YES" TO ANY OF THE ABOVE QUESTIONS EXCEPT J, K, OR L, PLEASE SIGN AND DATE, OTHERWISE COMPLETE BALANCE OF THE FORM.

PART II: OTHER TRANSFER INFORMATION

- A. Date of transfer if other than recording date _____.
- B. Type of transfer. Please check appropriate box.
- ☐ Purchase ☐ Foreclosure ☐ Gift ☐ Trade or Exchange ☐ Merger, Stock, or Partnership Acquisition
- ☐ Contract of Sale - Date of Contract _____
- ☐ Inheritance - Date of Death _____ ☐ Other: Please explain: _____
- ☐ Creation of Lease ☐ Assignment of a Lease ☐ Termination of a Lease
- Date lease began _____
- Original term in years (including written options) _____
- Remaining term in years (including written options) _____
- C. Was only a partial interest in the property transferred? ☐ Yes ☐ No
- If yes, indicate the percentage transferred _____%.

PRELIMINARY CHANGE OF OWNERSHIP REPORT

Please answer, to the best of your knowledge, all applicable questions, sign and date. If a question does not apply, indicate with "N/A."

PART III: PURCHASE PRICE AND TERMS OF SALE

- A. CASH DOWN PAYMENT OR Value of Trade or Exchange (excluding closing costs) Amount \$ _____
- B. FIRST DEED OF TRUST @ _____ % interest for _____ years. Pymts./Mo. = \$ _____ (Prin. & Int. only) Amount \$ _____
☐ FHA ☐ Fixed Rate ☐ New Loan
☐ Conventional ☐ Variable Rate ☐ Assumed Existing Loan Balance
☐ VA ☐ All inclusive D.T. (\$ _____ Wrapped) ☐ Bank or Savings & Loan
☐ Cal-Vet ☐ Loan Carried by Seller ☐ Finance Company
 Balloon Payment ☐ Yes ☐ No Due Date _____ Amount \$ _____
- C. SECOND DEED OF TRUST @ _____ % interest for _____ years. Pymts./Mo. = \$ _____ (Prin. & Int. only) Amount \$ _____
☐ Bank or Savings & Loan ☐ Fixed Rate ☐ New Loan
☐ Loan Carried by Seller ☐ Variable Rate ☐ Assumed Existing Loan Balance
 Balloon Payment ☐ Yes ☐ No Due Date _____ Amount \$ _____
- D. OTHER FINANCING: Is other financing involved not covered in (b) or (c) above? ☐ Yes ☐ No Amount \$ _____
 Type _____ @ _____ % interest for _____ years. Pymts./Mo. = \$ _____ (Prin. & Int. only)
☐ Bank or Savings & Loan ☐ Fixed Rate ☐ New Loan
☐ Loan Carried by Seller ☐ Variable Rate ☐ Assumed Existing Loan Balance
 Balloon Payment ☐ Yes ☐ No Due Date _____ Amount \$ _____
- E. IMPROVEMENT BOND ☐ Yes ☐ No Outstanding Balance: Amount \$ _____
- F. TOTAL PURCHASE PRICE (or acquisition price, if traded or exchanged, include real estate commission if paid.)
 Total Items A through E \$ _____
- G. PROPERTY PURCHASED ☐ Through a broker ☐ Direct from seller ☐ Other (explain) _____
 If purchased through a broker, provide broker's name and phone number: _____
 Please explain any special terms or financing and any other information that would help the Assessor understand the purchase price and terms of sale. _____

PART IV: PROPERTY INFORMATION

- A. IS PERSONAL PROPERTY INCLUDED IN PURCHASE PRICE (other than a mobilehome subject to local property tax)? ☐ Yes ☐ No
 If yes, enter the value of the personal property included in the purchase price \$ _____ (Attach itemized list of personal property)
- B. IS THIS PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE? ☐ Yes ☐ No
 If yes, enter date of occupancy _____ / _____ / 19 _____ or intended occupancy _____ / _____ / 19 _____
 MONTH DAY MONTH DAY
- C. TYPE OF PROPERTY TRANSFERRED:
☐ Single-family residence ☐ Agricultural ☐ Timeshare
☐ Multiple-family residence (no. of units: _____) ☐ Co-op/Own-your-own ☐ Mobilehome
☐ Commercial/Industrial ☐ Condominium ☐ Unimproved lot
☐ Other (Description: _____)
- D. DOES THE PROPERTY PRODUCE INCOME? ☐ Yes ☐ No
- E. IF THE ANSWER TO QUESTION D IS YES, IS THE INCOME FROM:
☐ Lease/Rent ☐ Contract ☐ Mineral Rights ☐ Other — Explain: _____
- F. WHAT WAS THE CONDITION OF PROPERTY AT THE TIME OF SALE?
☐ Good ☐ Average ☐ Fair ☐ Poor
 Enter here, or on an attached sheet, any other information that would assist the Assessor in determining the value of the property such as the physical condition of the property, restrictions, etc. _____

I certify that the foregoing is true, correct and complete to the best of my knowledge and belief.

Signed Gregory M. Hultgren Date 10/18/91
 NEW OWNER/CORPORATE OFFICER

Please Print Name of New Owner/Corporate Officer GREGORY M. HULTGREN, ESQ.

Phone Number where you are available from 8:00 a.m. — 5:00 p.m. (805) 495-1393

(NOTE: The Assessor may contact you for further information)

If a document evidencing a change of ownership is presented to the recorder for recordation without the concurrent filing of a preliminary change of ownership report, the recorder may charge an additional recording fee of twenty dollars (\$20).