

Official Record

Recording requested By
BOLTCK & BOYER

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$25.00 Page of 12

RPTT Recorded By FES

Book- 0487 Page- 0037

FOR R

APN: 005-400-07

RECORDING REQUESTED BY:

Kim Boyer, Esq.
BOLICK & BOYER
10785 W. Twain Avenue, Suite 200
Las Vegas, Nevada 89135

WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

LUPE VELASQUEZ
3227 Gatelight Ct.
San Jose, California 95148



CERTIFICATE OF INCUMBENCY

STATE OF CALIFORNIA)
) SS:
COUNTY OF SANTA CLARA)

LUPE VELASQUEZ, being duly sworn, deposes and says:

1. That SHIRLEY ANNE KEETLEY aka SHIRLEY KEETLEY, of Los Angeles County, California, created THE SHIRLEY ANNE KEETLEY REVOCABLE TRUST, dated February 25, 1993, and SHIRLEY ANNE KEETLEY aka SHIRLEY KEETLEY was named in said trust as the initial Trustee.

2. That SHIRLEY ANNE KEETLEY aka SHIRLEY KEETLEY died on April 8, 2007. See attached Certified Death Certificate marked as Exhibit "1."

3. That the following powers are conferred upon the successor Trustee: See attached ARTICLE III. POWERS OF TRUSTEE marked as Exhibit "2."

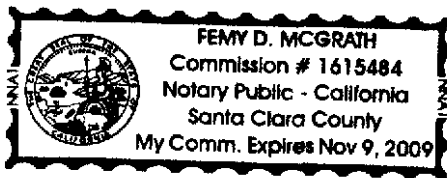
4. That the trust provides for the appointment of LUPE VELASQUEZ as the successor Trustee of the trust in the event of the death, incompetency, declination to act, or resignation of the Trustee. See attached copy of ARTICLE V. RESIGNATION AND COMPENSATION OF TRUSTEE marked as Exhibit "3") naming LUPE VELASQUEZ as the sole Successor Trustee; and said successor Trustee hereby files this certificate and accepts the trusteeship of said trust.

DATED this 3rd day of April, 2009.

LUPE VELASQUEZ

STATE OF CALIFORNIA)
) SS:
COUNTY OF SANTA CLARA)

On the 13TH day of APRIL, 2009, personally appeared before me, the undersigned Notary Public, LUPE VELASQUEZ, ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence), to be the person whose name is subscribed to the above instrument and acknowledged that he executed the within instrument.





NOTARY PUBLIC

COPY

STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES

DEPARTMENT OF HEALTH SERVICES

EXHIBIT 91

CERTIFICATE OF DEATH

3200719015645

STATE FILE NUMBER		USE BLACK INK ONLY / NO ERASURES, WHITE OUTS OR ALTERATIONS (S-17, REG 509)		LOCAL REGISTRAR NUMBER	
1. NAME OF DECEDENT - FIRST (Given) SHIRLEY		2. MIDDLE ANNE		3. LAST (Family) KEETLEY	
AKA, ALSO KNOWN AS - Include full AKA (FIRST, MIDDLE, LAST)		4. DATE OF BIRTH mm/dd/yyyy 02/10/1931		6. AGE Yrs. 76	
9. BIRTH STATE/FOREIGN COUNTRY MN		10. SOCIAL SECURITY NUMBER [REDACTED]		11. EVER IN U.S. ARMED FORCES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK	
13. EDUCATION - Highest Level/Degree HS GRADUATE		14-15. WAS DECEDENT HISPANIC/LATINO/SPANISH? (If yes, see worksheet on back) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		16. DECEDENT'S RACE - Up to 3 races may be listed (see worksheet on back) CAUCASIAN	
17. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED MEAT PACKER		18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) FOOD		19. YEARS IN OCCUPATION 25	
20. DECEDENT'S RESIDENCE (Street and number, or location) 11044 RESEDA BL					
21. CITY NORTHRIDGE		22. COUNTY/PROVINCE LOS ANGELES		23. ZIP CODE 91326	
24. YEARS IN COUNTY 20		25. STATE/FOREIGN COUNTRY CA			
26. INFORMANT'S NAME, RELATIONSHIP LUPE VELASQUEZ-DTR			27. INFORMANT'S MAILING ADDRESS (Street and number, or rural route number, city or town, state and zip) 3227 GATELIGHT CT SAN JOSE, CA 95148		
28. NAME OF SURVIVING SPOUSE/SPOP - FIRST		29. MIDDLE		30. LAST (BIRTH NAME)	
31. NAME OF FATHER/PARENT - FIRST ANDREW		32. MIDDLE		33. LAST KRONHOLM SR.	
34. BIRTH STATE DENMARK		35. NAME OF MOTHER/PARENT - FIRST VERONICA		36. MIDDLE	
37. LAST (BIRTH NAME) KVECH		38. BIRTH STATE MN			
39. DISPOSITION DATE mm/dd/yyyy 04/17/2007		40. PLACE OF FINAL DISPOSITION RES LUPE VELASQUEZ 3227 GATELIGHT CT SAN JOSE, CA 95148			
41. TYPE OF DISPOSITION(S) CR/RES		42. SIGNATURE OF EMBALMER NOT EMBALMED		43. LICENSE NUMBER	
44. NAME OF FUNERAL ESTABLISHMENT MISSION HILLS CATHOLIC MTY		45. LICENSE NUMBER ED-1747		46. SIGNATURE OF LOCAL REGISTRAR <i>Jonathan E. Felding MD MGR</i>	
47. DATE mm/dd/yyyy 04/11/2007					
101. PLACE OF DEATH RESIDENCE		102. IF HOSPITAL, SPECIFY ONE <input type="checkbox"/> IP <input type="checkbox"/> EP/OP <input type="checkbox"/> DCA <input type="checkbox"/> Hospice <input type="checkbox"/> Nursing Home/LTC <input checked="" type="checkbox"/> Decedent's Home <input type="checkbox"/> Other		103. IF OTHER THAN HOSPITAL, SPECIFY ONE	
104. COUNTY LOS ANGELES		105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) 11044 RESEDA BLVD		106. CITY NORTHRIDGE	
107. CAUSE OF DEATH Enter the chain of events - diseases, injuries, or complications - that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. IMMEDIATE CAUSE (A) CARDIOPULMONARY ARREST Sequentially list conditions, if any, leading to cause on Line A. Enter UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST (B) CORONARY ARTERY DISEASE		108. DEATH REPORTED TO CORONER? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		109. METFORMIN NUMBER 2007-52687	
		110. BIOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		111. AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
		112. USED IN DETERMINING CAUSE? <input type="checkbox"/> YES <input type="checkbox"/> NO			
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 ATRIAL FIBRILLATION					
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date) NO		113A. IF FEMALE, PREGNANT IN LAST YEAR? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK			
114. CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED Decedent Attended Since mm/dd/yyyy 11/07/2001		115. SIGNATURE AND TITLE OF CERTIFIER <i>Richard S. Pego MD</i>		115. LICENSE NUMBER A33230	
Decedent Last Seen Alive mm/dd/yyyy 01/31/2007		116. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE RICHARD S. PEGO, MD 17075 DEVONSHIRE ST #201 NORTHRIDGE, CA 91325			
117. DATE mm/dd/yyyy		117. DATE mm/dd/yyyy 04/09/2007			
118. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined		120. INJURED AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK		121. INJURY DATE mm/dd/yyyy	
122. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)		122. HOUR (24 Hours)			
124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)					
125. LOCATION OF INJURY (Street and number, or location, and city, and zip)					
126. SIGNATURE OF CORONER / DEPUTY CORONER		127. DATE mm/dd/yyyy		128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER	

STATE REGISTRAR A B C D E FAX AUTH.# 862/589

* HD0688842 *

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

Jonathan E. Felding MD 017 DATA FILED APR 17 2007
Director of Health Services and Registrar

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

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

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its provisions in any legal proceeding that is designed to thwart Settlor's wishes as expressed in this trust, any share or interest in Settlor estate given to that contesting beneficiary under this trust is revoked and shall be disposed of in the same manner provided herein as if that contesting beneficiary had predeceased Settlor.

ARTICLE III. POWERS OF TRUSTEE

Retain Investments of Settlor

Section 3.01. The Trustee is authorized to retain in the trust for such time as it may deem advisable any property, including shares of its own stock, received by it from the Settlor, whether or not such property is of the character permitted by law for the investment of trust funds, and to operate at the risk of the Trust Estate any business or property received by it from the Settlor.

Management of Trust Property

Section 3.02. The Trustee shall with respect to any and all property which may at any time be held by it in trust pursuant to this Declaration, whether such property constitutes principal or accumulated income of any trust provided for in this Declaration, have power, exercisable in the Trustee's discretion at any time and from time to time on such terms and in such manner as Trustee may deem advisable, to:

- (a) Sell, convey, exchange, convert, improve, repair,



manage, operate and control.

(b) Lease for terms within or beyond the term of any trust provided for in this Declaration and for any purpose, including exploration for and removal of gas, oil, and other minerals; and enter into any covenants and agreements relating to the property so leased or any improvements which may then or thereafter be erected on such property.

(c) Encumber or hypothecate for any trust purpose by mortgage, deed of trust, pledge, or otherwise.

(d) Carry insurance of such kinds and in such amounts at the expense of the trusts provided for in this Declaration as the Trustee may deem advisable.

(e) Commence or defend at the expense of any trust provided for in this Declaration such litigation with respect to any such trust or any property of the Trust Estate as it may deem advisable.

(f) Invest and reinvest the trust funds in such property as the Trustee may deem advisable, whether or not of the character permitted by law for the investment of trust funds.

(g) Vote and give proxies to vote any securities, including stock of the Trustee, held by it in trust pursuant to this Declaration, having voting rights.

(h) Pay any assessments or other charges levied on any stock or other security held by it in trust pursuant to this

Declaration.

(i) Exercise any subscription, conversion, or other rights or options which may at any time attach, belong, or be given to the holders of any stocks, bonds, securities, or other instruments held by it in trust pursuant to this Declaration.

(j) Participate in any plans or proceedings for the foreclosure, reorganization, consolidation, merger, or liquidation of any corporation or organization that has issued securities held by it in trust pursuant to this Declaration, and incident to such participation to deposit securities with and transfer title of securities to any protective or other committee established to further or defeat any such plan or proceeding.

(k) Enforce any mortgage or deed of trust or pledge held by it in trust pursuant to this Declaration and at any sale under any such mortgage, deed of trust, or pledge to bid and purchase at the expense of any trust provided for in this Declaration any property subject to such security instrument.

(l) Compromise, submit to arbitration, release with or without consideration, and otherwise adjust any claims in favor of or against any trust provided for in this Declaration.

(m) Subject to any limitations expressly set forth in this Declaration and the faithful performance of its fiduciary obligations, to do all such acts, take all such proceedings, and exercise all such rights and privileges as could be done, taken,



or exercised by an absolute owner of the trust property.

Power to Borrow Money

Section 3.03. The Trustee is authorized to loan or advance its own funds to the trust for any trust purpose at the rate of interest being charged by the Trustee at the time such loan or advance is made to other persons having a net worth equal to that of the Trust Estate for similar loans or advances. Any such loan or advance, together with the interest accruing on such loan or advance, shall be a first lien against and shall be repaid from the Trust Estate.

Dealings With Settlor's Estate

Section 3.04. The Trustee is authorized to purchase securities or other property from and to make loans and advancements from the Trust Estate with or without security to the executor or other representative of the Settlor's estate.

Manner of Holding Trust Property

Section 3.05. The Trustee may hold securities or other property subject to this Declaration in its name as Trustee under this Declaration, in its own name without a designation showing it to be Trustee under this Declaration or in the name of its nominee, or the Trustee may hold such securities unregistered in such condition that ownership will pass by delivery.

Determination of Principal and Income

Section 3.06. Except as otherwise specifically provided



in this Declaration, the Trustee shall have full power and authority to determine, in its discretion, what shall constitute principal of the Trust Estate, gross income, or net income of the Trust Estate distributable under the terms of this Declaration. The determination of the Trustee as to what constitutes principal, gross income, or net income of the Trust Estate shall, except as may be otherwise expressly provided in this Declaration, be conclusive and binding on all persons in any manner interested in any trust created or to be created pursuant to this Declaration.

Taxes and Expenses of Trust

Section 3.07. All property taxes, assessments, fees, charges, and other expenses incurred by the Trustee in the administration or protection of the trusts created by this Declaration, including the compensation of the Trustee provided for in this Declaration, shall be a charge on the Trust Estate and shall be paid by the Trustee prior to final distribution of the Trust Estate in full out of the principal or in full out of the income of the Trust Estate, or partially out of the income of the Trust Estate, in such manner and proportions as the Trustee may deem to be advisable. The determination of the Trustee to pay such expenses and charges from the principal or income of the Trust Estate or partially from each shall be conclusive and binding on all persons in any manner interested in any trust created or



pursuant to this Declaration.

Employment Benefits

Section 3.08. Notwithstanding Section 2.03, no assets of the Trust Estate shall be used which are excludable from the Settlor's gross estate for Federal Estate Tax purposes because of the provisions of Section 2039(c) of the Internal Revenue Code of 1954, as amended, or any like provision in effect at the Settlor's death, to make payments to or for the benefit of the Settlor's estate. However, this provision shall not prevent the use of such assets to purchase properties from or make loans to the Settlor's estate pursuant to Section 3.04.

Elections Under Tax Laws

Section 3.09. The Trustee may make such elections under the Federal and State income and estate tax laws applicable to the Trust Estate as the Trustee determines should be made for the benefit of the trust beneficiaries, generally. No compensating adjustments between principal and income shall be made even though the elections made under the tax laws by the executor of Settlor's estate or the Trustee may affect, beneficially or adversely, the interests, of the beneficiaries. The actions of the Trustee shall be binding upon all beneficiaries.

Closing Period

Section 3.10. To permit the orderly use of trust assets to



meet obligations arising by reason of the death of a Settlor or other beneficiary and to provide for the orderly disposition or distribution of assets of the trust, notwithstanding any provision which might require immediate distribution of this trust, such trust shall be deemed to continue and the Trustee is authorized to hold, administer, and manage the same during a closing period which shall continue until a final determination of Federal estate or generation-skipping transfer taxes shall have been made. No beneficiary shall be entitled to demand payment or distribution of his share before the end of the closing period, but the Trustee, in its sole discretion, may make partial or complete distribution of any share at such times and in such amounts as are determined to be equitable by the Trustee. Retention of a beneficiary's share shall not affect his right to the income therefrom (if any) or his power of disposition over such property.

Employment of Attorneys and Advisors

Section 3.11. The Trustee may employ any attorney, investment advisor, accountant, broker, tax specialist or any other agent deemed necessary in the discretion of the Trustee; and to pay from the Trust Estate reasonable compensation for all services performed by any of them.



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assets of the Trust Estate and on any division of the assets of the Trust Estate into shares or partial shares, the Trustee may distribute or divide such assets in kind, may distribute or divide undivided interests in such assets, or may sell all or any part of such assets and make distribution or division in cash, in kind, or partly in cash and partly in kind. The decision of the Trustee, either prior to or on any division or distribution of such assets, as to what constitutes a proper division of such assets of the Trust Estate or any trust provided for in the Declaration shall be binding on all persons in any manner interested in any trust provided for in this Declaration.

Definition of "Issue" and "Children"

Section 4.08. The terms "issue", "child", and "children" include a person born out of wedlock if a parent-child relationship, as defined under the California Uniform Parentage Act, exists between this person and one through whom this person claims benefits under this trust. These terms do not include persons who are adults at the time of adoption.

ARTICLE V. RESIGNATION AND COMPENSATION OF TRUSTEE

Resignation of Trustee

Section 5.01. In the event of the death, incompetency, declination to act, or resignation of the Trustee, then Settlor's



Daughter, LUPE VELASQUEZ, shall be Trustee of the trusts provided for in this Declaration; however if she resigns, dies or becomes legally incapacitated, Settlor's Daughter, CAROLE UZPEN, + shall be Trustee of the trusts provided for in this Declaration.

Rights and Powers of Successor Trustee

Section 5.02. Any successor Trustee appointed as provided in Section 5.01 of this Declaration because of the death, resignation, or other act of the Trustee, shall, on such appointment being made, immediately succeed to all title of the Trustee to the Trust Estate and to all powers, rights, discretions, obligations and immunities of the Trustee under this Declaration with the same effect as though such successor were originally named as Trustee in this Declaration.

Compensation of Trustee

Section 5.03. The Trustee shall receive reasonable compensation for his or her services under this Declaration.

ARTICLE VI. CONSTRUCTION OF TRUST

Applicable Law

Section 6.01. The trusts created by this Declaration have been accepted by the Trustee in the State of California, will be administered by the Trustee in California, and the validity, construction, and all rights under this Declaration shall be governed by the laws of the State of California.