

**ASSESSOR'S PARCEL NO. 003-021-01**

**WHEN RECORDED MAIL TO:**

W. VITO LANUTI, ESQ.  
W. VITO LANUTI & ASSOCIATES, PC  
16400 PACIFIC COAST HWY., #201  
HUNTINGTON BEACH, CA 92649

EUREKA COUNTY, NV

**2020-240021**

Rec:\$37.00

\$37.00

Pgs=4

**01/16/2020 08:25 AM**

U.S. DEEDS

LISA HOEHNE, CLERK RECORDER

**MAIL TAX NOTICES TO:**

RICHARD L. MILLER, TRUSTEE  
4753 HOOKTREE ROAD  
29 PALMS, CA 92277

**Affidavit of Successor Trustee**

The undersigned RICHARD L. MILLER, of legal age, being first duly sworn, deposes and states under penalty of perjury under the laws of the State of Nevada:

1. ANNA M. MILLER is named as Trustee under that certain ANNA M. MILLER TRUST dated January 6, 2005 (herein, the "Trust").

2. ANNA M. MILLER, also known as Anna May Miller, died on MAY 8, 2018, and is the decedent named in that particular Certificate of Death attached hereto and made a part hereof.

3. ANNA M. MILLER is the same person named as a trustee grantee in that particular deed recorded in Book 408, Page 385, on April 5, 2005, in the office of the Recorder of Eureka County, Nevada.

4. RICHARD L. MILLER is designated as the successor trustee under the Trust, to serve upon the death of ANNA M. MILLER. The Trust was in effect at the date of the death of ANNA M. MILLER and has not been revoked. RICHARD L. MILLER has consented to act as trustee under the Trust.

5. The ANNA M. MILLER TRUST currently holds title to the following real property in Eureka County, Nevada:

Lot 4 in Block 2 as shown on the map of CRESCENT VALLEY  
RANCH & FARMS, UNIT NO. 3, recorded in the Office of the  
Eureka County, Nevada, Recorder on November 5, 1959.

(Signature on following page.)

*Richard L. Miller*

RICHARD L. MILLER

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 10th day of December, 2019, by Richard L. Miller, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Witness my hand and official seal.

*Patricia Hernandez*  
\_\_\_\_\_  
Signature of Notary Public

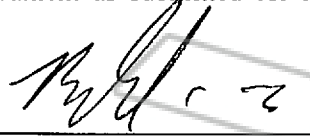
[Affix Notary Seal]



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**Affirmation Statement**

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.



Richard L. Miller  
Title: Grantee

COPY

CERTIFICATION OF VITAL RECORD

# COUNTY OF ORANGE

## HEALTH CARE AGENCY

1200 N. MAIN STREET  
SANTA ANA, CA 92701

3201830008031

3052018101479

### CERTIFICATE OF DEATH

STATE OF CALIFORNIA  
USE BLACK INK ONLY / DO NOT WRITE IN THESE SPACES OR ALTERATIONS

LOCAL REGISTRATION NUMBER

1. NAME OF DECEDENT—FIRST (GIVEN) ANNA		2. MIDDLE MAY		3. LAST (Family) MILLER	
4. ALSO KNOWN AS—Include (M, A, F, M, M, D, L, A, S, T)					
5. DATE OF BIRTH mm/dd/yyyy 05/01/1924		6. AGE Yrs 94		7. SEX F	
8. BIRTH STATE/FOREIGN COUNTRY OH		9. SOCIAL SECURITY NUMBER [REDACTED] 101		10. MARITAL STATUS WIDOWED	
11. EDUCATION—Highest Level (degree) HS GRADUATE		12. WAS DECEDENT HISPANIC/LATINO/ASIAN/PACIFIC ISLANDER? (If yes, see footnote on back) <input checked="" type="checkbox"/> NO		13. DATE OF DEATH mm/dd/yyyy 05/08/2018	
14. USUAL OCCUPATION—Type of work, for model of file. DO NOT USE RETIRED HOME MAKER		15. RACE—Up to 3 races may be listed (see footnote on back) CAUCASIAN		16. YEARS IN OCCUPATION 25	
17. DECEDENT'S RESIDENCE (Street and number, or location) 4608 W ROY CIRCLE					
18. CITY SANTA ANA		19. COUNTY/PROVINCE ORANGE		20. ZIP CODE 92704	
21. DECEASED NAME, RELATIONSHIP RICHARD MILLER, SON					
22. DECEASED ADDRESS (Street and number, or location, city or town, state and zip) 4608 W ROY CIRCLE, SANTA ANA, CA 92704					
23. NAME OF BURNING SPOUSE/GRANDPARENT—FIRST HENRY		24. MIDDLE JOHN		25. LAST (BIRTH NAME) ALBERTZART	
26. NAME OF MOTHER—FIRST KATHERINE		27. MIDDLE ELIZABETH		28. LAST (BIRTH NAME) MEYER	
29. DATE OF BIRTH mm/dd/yyyy 05/14/2018		30. PLACE OF BIRTH (City and state) SANTA ANA, CA 92704		31. SIGNATURE OF REGISTRAR ERIC G. HANDLER, M.D.	
32. TYPE OF DEATH CV/RES		33. SIGNATURE OF DECEASED NOT EMBALMED		34. LICENSE NUMBER FD1305	
35. NAME OF FUNERAL ESTABLISHMENT NEPTUNE SOCIETY OF ORANGE		36. SIGNATURE OF LOCAL REGISTRAR ERIC G. HANDLER, M.D.		37. DATE mm/dd/yyyy 05/14/2018	
38. PLACE OF DEATH RESIDENCE/HOSPICE					
39. COUNTY ORANGE					
40. CITY SANTA ANA					
41. CAUSE OF DEATH CONGESTIVE HEART FAILURE					
42. Atherosclerotic heart disease					
43. CHRONIC KIDNEY DISEASE					
44. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 127 OR 128? (If yes, list type of operation and date) NO					
45. SIGNATURE AND TITLE OF CORONER MARK DAVID ABRAMSON M.D.					
46. TYPE OF DEATH NATURAL					
47. PLACE OF DEATH HOME					
48. SIGNATURE OF CORONER / DEPUTY CORONER ERIC G. HANDLER, M.D.					
49. DATE 05/15/2018					
50. TYPE NAME/TITLE OF CORONER / DEPUTY CORONER HEALTH OFFICER					

CERTIFIED COPY OF VITAL RECORDS

\* 004145978 \*

STATE OF CALIFORNIA  
COUNTY OF ORANGE

DATE ISSUED May 15, 2018

This is a true and exact reproduction of the document officially registered and placed on file in the office of the VITAL RECORDS SECTION, ORANGE COUNTY HEALTH CARE AGENCY.

ERIC G. HANDLER, M.D.  
HEALTH OFFICER  
ORANGE COUNTY, CALIFORNIA

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

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

# **Certification of Trust for the Anna M. Miller Trust dated January 6, 2005**

The Anna M. Miller Trust (the *Trust*) was established on January 6, 2005. The Settlor of the Trust is Anna M. Miller. The Trustee is Richard L. Miller.

This Trust is irrevocable..

The address of Richard L. Miller, Trustee, is 4753 Hooktree Road, 29 Palms, CA 92277.

The tax identification number of the Trust is 83-6136097.

Title to assets in the Trust will be taken as follows:

Richard L. Miller, Trustee of the Anna M. Miller Trust, dated January 6, 2005, and any amendments thereto.

In addition, for titling purposes, any description referring to the Trust is effective if it includes the name of the Trust, the name of at least one initial or successor Trustee, and any reference indicating that property is being held by our Trustee in a fiduciary capacity.

The Trustees under the trust are authorized to acquire, sell, convey, encumber, lease, borrow, manage, and otherwise deal with interests in real and personal property in trust name.

The Anna M. Miller Trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

By signing below, we each declare under penalty of perjury under the laws of the State of California that the foregoing declarations are true.

This certification applies to all real and personal property owned by the Anna M. Miller Trust and specifically to the real property located in Eureka County, Nevada described below:

Lot 4 in Block 2 as shown on the map of CRESCENT VALLEY RANCH & FARMS, UNIT NO. 3, recorded in the Office of the Eureka County, Nevada, Recorder on November 5, 1959.

## **RELIANCE ON THIS CERTIFICATION**

This certification is made under California Probate Code Section 18100.5 and California Commercial Code Section 8402(a)(2)-(5) and is signed by all the currently acting Trustees. Any transaction entered into by a person acting in reliance on this certification is enforceable against the trust assets.



PROBATE CODE SECTION 18100.5(h) PROVIDES THAT ANY PERSON WHO REFUSES TO ACCEPT THIS CERTIFICATION IN LIEU OF THE ORIGINAL TRUST DOCUMENT WILL BE LIABLE FOR DAMAGES, INCLUDING ATTORNEYS' FEES, INCURRED AS A RESULT OF THAT REFUSAL, IF THE COURT DETERMINES THAT THE PERSON ACTED IN BAD FAITH IN REQUESTING THE TRUST DOCUMENT.

December 10, 2019



Richard L. Miller, 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 )

County of Orange )

On December 10, 2019, before me, Patricia Hernandez, a Notary Public, personally appeared Richard L. Miller, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

