

**Affidavit-Termination of Joint Tenancy
(Death of a Joint Tenant)**

ASSESSOR'S PARCEL NO. (APN#): 001-122.01

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: MICHAEL POPOVITCH

Address: PO BOX 228

City/State/Zip: EUREKA, NV 89316

EUREKA COUNTY, NV
LAND-TJT
Rec:\$37.00
Total:\$37.00
MICHAEL POPOVITCH

2024-252976
08/13/2024 09:45 AM
Pgs=2



00021057202402529760020023

KATHERINE J. BOWLING, CLERK RECORDER

I, MICHAEL POPOVITCH, the Affiant, being of legal age, and being first duly sworn,
deposes and says:
That JUDITH CALLAHAN BEATTIE, the decedent mentioned in the
(Deceased Name as shown on Death Certificate)

attached certified copy Certificate of Death, is the same person as JUDITH C. BEATTIE
(Deceased Name as shown on Deed)

named as one of the parties in that certain GRANT, BARGAIN AND SALE DEED
(Type of Document)

dated on the 17TH day of MAY, 2024, and executed by
BRUCE C. BEATTIE, known as "Grantor(s)" to MICHAEL POPOVITCH,
known as "Grantee(s)", as Joint Tenants, and recorded as Instrument No. _____, on the

day of _____, in book _____, of Official Records of
EUREKA County, Nevada, covering the following described property situated in the City of
EUREKA County of EUREKA State of Nevada.
(Set forth legal description and commonly known street address, if known)

301 RUBY HILL AVE
EUREKA, NV 89316

LOTS 1 THROUGH 6
BLOCK 54

That value of all real property owned by decedent at date of death, including the full value of the property above described, did
not exceed the sum of \$ 47,412.00

In witness Whereof, I/We have hereunto set my hand/our hands this 13th day of August, 2024

(Signature)
MICHAEL POPOVITCH
(Print or type name here)

(Signature)

(Print or type name here)

STATE OF NEVADA

COUNTY OF EUREKA

This instrument was acknowledged before me on (date) 08/13/24

By (person(s) appearing before notary public) Michael Popovitch

(Notary Public)

My Commission expires: 07/30/2027



ANGELIEK M. ARD
Notary Public - State of Nevada
Appointment Recorded in Eureka County Stamp
No: 23-6364-08 - Expires June 30, 2027

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

OFFICE OF CLERK-RECORDER

COUNTY OF ALAMEDA

OAKLAND, CALIFORNIA

3052021101998

CERTIFICATE OF DEATH

3202161000194

STATE FILE NUMBER		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEASED - FIRST (Last)		2. LAST NAME	
JUDITH		CALLAHAN	
3. LAST NAME		BEATTIE	
4. DATE OF BIRTH		5. AGE Yrs.	
01/09/1947		74	
6. SEX		7. DATE OF DEATH	
F		04/05/2021	
8. HOUR (24 Hours)		9. TIME (24 Hours)	
1345			
10. BIRTH STATE/PROVINCE/COUNTRY		11. SOCIAL SECURITY NUMBER	
NY			
12. EVER IN U.S. ARMED FORCES		13. MARITAL STATUS (at Time of Death)	
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		MARRIED	
14. EDUCATION - Highest Level (e.g., High School, College, etc.)		15. DECEASED'S RACE - Up to 3 races may be listed (see worksheet on back)	
SOME COLLEGE		WHITE	
16. USUAL OCCUPATION - Type of work for which at life. DO NOT USE RETIRED		17. TYPE OF BUSINESS OR INDUSTRY (e.g., grocery store, retail, manufacturing, etc.)	
HOMEMAKER		OWN HOME	
18. DECEASED'S RESIDENCE (Street and number, or location)		19. YEARS IN OCCUPATION	
1648 WARD ST		49	
20. CITY		21. COUNTY/PROVINCE	
BERKELEY		ALAMEDA	
22. ZIP CODE		23. YEARS IN COUNTY	
94703		49	
24. BIRTH STATE/PROVINCE/COUNTRY		25. DECEASED'S NAME, RELATIONSHIP	
CA		BRUCE BEATTIE, HUSBAND	
26. NAME OF SURVIVING SPOUSE/STEP-SP		27. DECEASED'S LASTING ADDRESS (Street and number, or location, city or town, state and zip)	
BRUCE		1648 WARD ST, BERKELEY, CA 94703	
28. MIDDLE		29. LAST BIRTH NAME	
C		BEATTIE	
30. NAME OF FATHER/STEP-FATHER		31. LAST	
UNKNOWN		CALLAHAN	
32. MIDDLE		33. BIRTH STATE	
UNKNOWN		AL	
34. NAME OF MOTHER/STEP-MOTHER		35. LAST BIRTH NAME	
UNKNOWN		UNKNOWN	
36. MIDDLE		37. BIRTH STATE	
UNKNOWN		AL	
38. DEPOSITION DATE		39. PLACE OF FINAL DEPOSITION	
04/12/2021		RESIDENCE OF BRUCE BEATTIE	
40. TYPE OF DEPOSITION		41. SIGNATURE OF EMBALMER	
CR/RES		NOT EMBALMED	
42. NAME OF FUNERAL ESTABLISHMENT		43. SIGNATURE OF LOCAL REGISTRAR	
PACIFIC INTERMENT SERVICE, INC.		LISA B HERNANDEZ, MD, MPH	
44. LICENSE NUMBER		45. DATE	
FD1506		04/12/2021	
46. PLACE OF DEATH		47. IF HOSPITAL, SPECIFY ONE	
OWN RESIDENCE		<input type="checkbox"/> IF <input type="checkbox"/> GROUP <input type="checkbox"/> DON <input type="checkbox"/> Hospital <input checked="" type="checkbox"/> Home <input type="checkbox"/> Other	
48. COUNTY		49. CITY	
ALAMEDA		BERKELEY	
50. CAUSE OF DEATH		51. SEARCH REPORTED TO CORONER?	
Enter the chain of events - diseases, injuries, or complications - that directly caused death. DO NOT enter medical events such as cardiac arrest, respiratory arrest, or respiratory failure without showing the etiology. DO NOT abbreviate.		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
I. CARDIOMYOPATHY		52. YEARS	
II. SLEEP APNEA		2021-01986	
III. SEVERE OBESITY		53. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
110. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT MENTIONED IN THE CAUSE OF DEATH		54. SEARCH REPORTED TO CORONER?	
NARCOLEPSY, CHRONIC KIDNEY DISEASE, HYPERTENSION		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
111. WERE OPERATION PERFORMED FOR ANY CONDITION IN ITEM 110 OR 117? (If yes, list type of operation and date)		55. SEARCH REPORTED TO CORONER?	
NO		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
112. SIGNATURE AND TITLE OF CERTIFIER		56. SEARCH REPORTED TO CORONER?	
ALEXANDER OPARIN M.D.		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
113. TYPE ATTESTING PHYSICIAN'S NAME, ADDRESS, ZIP CODE		57. SEARCH REPORTED TO CORONER?	
ALEXANDER OPARIN M.D.		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
114. DATE OF DEATH		58. SEARCH REPORTED TO CORONER?	
12/08/2015		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
115. PLACE OF DEATH		59. SEARCH REPORTED TO CORONER?	
275 WEST MACARTHUR BLVD., OAKLAND, CA 94611		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
116. SIGNATURE OF CORONER / DEPUTY CORONER		60. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
117. DATE		61. SEARCH REPORTED TO CORONER?	
11/12/2020		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
118. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		62. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
119. SIGNATURE OF CORONER / DEPUTY CORONER		63. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
120. DATE		64. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
121. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		65. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
122. DATE		66. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
123. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		67. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
124. DATE		68. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
125. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		69. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
126. DATE		70. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
127. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		71. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
128. DATE		72. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
129. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		73. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
130. DATE		74. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
131. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		75. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
132. DATE		76. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
133. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		77. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
134. DATE		78. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
135. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		79. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
136. DATE		80. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
137. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		81. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
138. DATE		82. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
139. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		83. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
140. DATE		84. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
141. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		85. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
142. DATE		86. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
143. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		87. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
144. DATE		88. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
145. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		89. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
146. DATE		90. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
147. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		91. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
148. DATE		92. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
149. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		93. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
150. DATE		94. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
151. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		95. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
152. DATE		96. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
153. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		97. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
154. DATE		98. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
155. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		99. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
156. DATE		100. SEARCH REPORTED TO CORONER?	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

000220873

CERTIFIED COPY OF VITAL RECORD
STATE OF CALIFORNIA, COUNTY OF ALAMEDA

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

DATE ISSUED July 1, 2021



* 000220873 *

Melissa Wilk
Melissa Wilk
COUNTY CLERK-RECORDER

This copy is not valid unless prepared on an engraved border displaying the date, seal and signature of the Clerk-Recorder.