

AFFIDAVIT OF SUCCESSION OF INTEREST IN REAL PROPERTY

HAROLD GERARD O'HARA and MARILYN MARIE BRODIGAN, state as follows:

1. JOHN J. O'HARA died on June 25, 1985, as shown by the copy of his death certificate attached hereto as Exhibit "A", and at the time of his death decedent was domiciled in the County of Pima, State of Arizona.

2. KATHRYN M. O'HARA died on August 14, 1986, as shown by the copy of her death certificate attached hereto as Exhibit "B", and at the time of her death decedent was domiciled in the County of Pima, State of Arizona.

3. That the said John J. O'Hara and Kathryn M. O'Hara, became the owners of property in Eureka County, Nevada, hereinafter more particularly described, on March 19, 1959, as evidenced by a copy of a deed from Albert Z. Shelley and Allen S. Hopkins to the said John J. O'Hara and Kathryn M. O'Hara (husband and wife, as Joint Tenants With the Right of Survivorship), which was recorded on April 22, 1959, in the office of the County Recorder of Eureka County, Nevada in "Liber 25 of Deeds, Page 287, a copy of which is attached hereto as Exhibit "C".

4. After the death of the said John J. O'Hara, an Affidavit Terminating Joint Tenancy was filed by Marilyn M. Brodigan, attorney-in-fact for the surviving joint tenant; that the said affidavit was recorded in November or December of 1985, in the office of the County Recorder of Eureka County, Nevada in Book 143 at page 113, a copy of which is attached hereto as Exhibit "D".

5. That affiants are the successors to the interest of Kathryn M. O'Hara in the real property and entitled to her property by decedent's Last Will and Testament dated June 6, 1977, a copy of which is attached hereto as Exhibit "E", being the persons to whom she left her residuary estate as shown in said Last Will and Testament.

6. The description of the real property located in Eureka County, Nevada, is as follows:

The Southwest quarter of the Northeast quarter of Section 25, Township 31 North, Range 48 East, M. D. B. & M., as per Government Survey. RESERVING THEREFROM a easement of 30 feet along all boundaries for ingress and egress with power to dedicate.

and

The Northeast quarter of the Northwest quarter of Section 9, Township 31 North, Range 48 East, M. D. B. & M., as per Government Survey. RESERVING THEREFROM an easement of 30 feet along all boundaries for ingress and egress with power to dedicate.

BOOK 157 PAGE 176

7. No other person has a right to the interest of the decedent in the described real property.

DATED this 5th day of June, 1987.

Harold Gerard O'Hara
Harold Gerard O'Hara
199 North Oak Glen
Nipomo, California 93444

Marilyn Marie Brodigan
Marilyn Marie Brodigan
7001 East Hacienda Reposo
Tucson, Arizona 85715

MidState
Notary Public

STATE OF CALIFORNIA
COUNTY OF San Luis Obispo } ss.
On June 5, 1987 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared ***Harold Gerard O'Hara***

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is subscribed to the within
instrument, and acknowledged that he executed it.

Signature Silvia Mitchell
Notary Public in and for said County and State



Individual
Not-101 (5-87) 242

FOR NOTARY STAMP

STATE OF ARIZONA }
County of Pima } ss.

On the 10th day of June, 1987, before me, the under-
signed, a Notary Public in and for said County and State, per-
sonally appeared MARILYN MARIE BRODIGAN to me personally known to
be one of the persons who executed the foregoing instrument, and
acknowledged to me that she executed such instrument for the
purposes and consideration therein expressed.

WITNESS my hand and official seal.

[seal]



Patti Overton
Notary Public

My Commission Expires June 23, 1989

STATE OF ARIZONA

ORIGINAL
STATE COPY

STATE OF ARIZONA DEPARTMENT OF HEALTH SERVICES - VITAL RECORDS SECTION CERTIFICATE OF DEATH

DEATH NO.
D 102-

NAME OF DECEASED 1. JOHN J. O'HARA		SEX 2. MALE	DATE OF DEATH 3. JUNE 25 1985
RACE 4. WHITE		WAS DECEASED EVER IN U.S. ARMED FORCES? (SPECIFY YES OR NO) 5. YES	
PLACE OF DEATH 6. PIMA TUCSON	CITY OR TOWN 7. TUCSON	IF RESIDENCE, ONE STREET ADDRESS 8. SANTA ROSA NURSING HOME	
DATE OF BIRTH 9. DECEMBER 14 1902	AGE (YEARS, MONTHS, DAYS) 10. 82	MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (SPECIFY) 11. MARRIED	IF WIFE, ONE STREET ADDRESS 12. KATHRYN M. WILLIAMS
STATE OF BIRTH 13. NEW YORK	CITIZEN OF WHAT COUNTRY 14. U.S.A.	SOCIAL SECURITY NO. 15. [REDACTED]	USUAL OCCUPATION (JOB OR LINE OF WORK) (Specify if retired) 16. POLICEMAN
USUAL RESIDENCE 17. ARIZONA	CITY OR TOWN 18. TUCSON	ZIP CODE 19. 85715	
STREET ADDRESS OR P.O. BOX 20. 7001 E. HACIENDA REPOSO, TUCSON, ARIZONA			
FATHER'S NAME 21. JOSEPH O'HARA	MOTHER'S NAME 22. SUSAN WEINHOLD	CITY AND STATE 23. TUCSON, ARIZONA	
DECEASED'S SIGNATURE 24. <i>[Signature]</i>		RELATIONSHIP TO DECEASED 25. DAUGHTER	
CEMENTARY OR CREMATORY - NAME / LOCATION 26. SOUTH LAWN CREMATORY TUCSON, AZ		EMBALMENT'S SIGNATURE 27. NO EMBALMING	
FURNERAL HOME 28. EAST LAWN MORTUARY 5801 E. GRANT TUCSON, ARIZONA		CITY AND STATE 29. TUCSON, ARIZONA	
TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE TIME, DATE AND PLACE AND DUE TO THE CAUSE(S) STATED.			
SIGNATURE 30. <i>[Signature]</i>		DATE SIGNED (Mo., Day, Year) 31. 6-26-85	
HOUR OF DEATH 32. 0050		DATE SIGNED (Mo., Day, Year) 33. 6-26-85	
NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or print) 34. Nick J. J. Mansour, M.D. 6540 E. Carondelet, Tucson, Arizona		HOUR OF DEATH 35. 0050	
NAME AND ADDRESS OF CERTIFIER, PHYSICIAN, MEDICAL EXAMINER OR THE LAW ENFORCEMENT AUTHORITY (Type or print) 36. Nick J. J. Mansour, M.D. 6540 E. Carondelet, Tucson, Arizona		DATE SIGNED (Mo., Day, Year) 37. 6-26-85	
DATE REGISTERED 38. June 27, 1985		REG. DISTRICT 39. 41016	
REG. FILE NO. 40. 412805		DATE SIGNED (Mo., Day, Year) 41. 6-26-85	
A. IMMEDIATE CAUSE 42. Pneumonia		B. DUE TO, OR AS A CONSEQUENCE OF: 43. Carcinoma of Prostate	
C. DUE TO, OR AS A CONSEQUENCE OF: 44. 		D. DUE TO, OR AS A CONSEQUENCE OF: 45. 	
PART B. OTHER SIGNIFICANT CONDITIONS AND/OR ENVIRONMENTAL FACTORS (If adult female, use only in pregnancy within past 90 days)			
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STATE OF ARIZONA

ORIGINAL
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STATE OF ARIZONA DEPARTMENT OF HEALTH SERVICES - VITAL RECORDS SECTION CERTIFICATE OF DEATH

DEATH NO
D 102-

NAME OF DECEASED A FIRST KATHRYN		B MIDDLE MARIE		C LAST O'HARA		SEX FEMALE	DATE OF DEATH 2 AUGUST 14, 1986	
RACE (e.g., white, black, American Indian, etc.) WHITE		WAS DECEASED OF SPANISH ORIGIN (YES OR NO) NO		IF YES, INDICATE MEXICAN, SPANISH, PUERTO RICAN, CUBAN, ETC.		WAS DECEASED EVER IN U.S. ARMED FORCES (SPECIFY YES OR NO) NO		
PLACE OF BIRTH A COUNTY PIMA		B TOWN OR CITY TUCSON		C HOSPITAL OR INSTITUTION ST. JOSEPH'S HOSPITAL		D ZIP CODE 85712		
DATE OF BIRTH 7 JUNE 19, 1903		AGE YEARS 83		MARRIED NEVER MARRIED, WIDOWED, DIVORCED (SPECIFY) WIDOWED		SURVIVING SPOUSE LOUISE		
STATE OF (if not in USA, name country) NEW YORK		COUNTRY OF BIRTH USA		SOCIAL SECURITY NO.		USUAL OCCUPATION (give kind of work done most of working life, even if retired) HOMEMAKER		
USUAL RESIDENCE A STATE ARIZONA		B COUNTY PIMA		C TOWN OR CITY TUCSON		D ZIP CODE 85712		
STREET ADDRESS OR R.F.D. 1650 N. SANTA ROSA BLV.		INSIDE CITY LIMITS? (SPECIFY YES OR NO) YES		ON RESERVATION (SPECIFY YES OR NO) NO		PREVIOUS STATE OF RESIDENCE CALIFORNIA		
FATHER'S NAME A FIRST GEORGE D.		B MIDDLE WILLIAMS		C LAST HOLMES		MOTHER'S NAME A FIRST EMMA		
BIRTH DATE 19		BIRTH MONTH LOUISE		BIRTH YEAR HOLMES		BIRTH PLACE CALIFORNIA		
INFORMANT'S SIGNATURE MARILYN M. BRODIGAN		RELATIONSHIP TO DECEASED DAUGHTER		ADDRESS 7001 E. HACIENDA REPOSO, TUCSON, AZ 85715		CERT NO. 340F		
20 CREMATION 24 8-15-86		21 SOUTH LAWN CREMATORY, TUCSON, AZ		22 NOT EMBALMED		23 340F		
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Affix I. R. S. \$ 2.20

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Albert Z. Shelley and Allen S. Hopkinsin consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
John J. O'Hara and Kathryn M. O'Hara husband and wife, as
joint-tenantsall that real property situate in the _____ County of Eureka
State of Nevada, bounded and described as follows:The Southwest $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 25, Township 31 North,
Range 48 East, M. D. B & M., as per Government Survey.RESERVING THEREFROM a easement of 30 feet along all boundaries for
ingress and egress with power to dedicate.

Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining.

Witness their hand _____ this 19th day of March 19 59STATE OF ~~California~~ California }
County of San Bernardino }On this 19 day of March 19 59

personally appeared before me, a Notary Public in and for said

County and State, Albert Z. ShelleyAllen S. Hopkinsknows to me to be the person described in and who executed
the foregoing instrument, who acknowledged to me that he
executed the same freely and voluntarily and for the uses and
purposes therein mentioned.Notary Public in and for said County and State.

My Commission Expires November 6, 1962.

ESCROW NO. }
ORDER NO. }RECORDER'S
INSTRUMENT NO. 34110WHEN RECORDED MAIL TO: John J. O'Hara
4815 N. Enghusen Ave. Covina, CalifRECORDED AT THE REQUEST OF
Shelley & Hopkins
April 22 A.D. 1959
At 24 minutes past 11 A. M.
in Liber 25 of Deeds
Page 287 Records of

EUREKA COUNTY, NEVADA

Willie A. McArthur RecorderBy Willie A. McArthur Deputy

EXHIBIT "C"

BOOK 157 PAGE 181

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Albert Z. Shelley and Allen S. Hopkinsin consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
John J. O'Hara and Kathryn M. O'Hara husband and wife, as
joint-tenantsall that real property situate in the _____ County of Eureka
State of Nevada, bounded and described as follows:The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 9, Township 31 North,
Range 48 East, M. D. B. & M., as per Government Survey.RESERVING THEREFROM an easement of 30 feet along all boundaries for
ingress and egress with power to dedicate.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Witness their hand _____ this 19th day of March 1959STATE OF ~~Ne~~ California
County of San Bernardino
On this 19th day of March 1959
personally appeared before me, a Notary Public in and for said
County and State, Albert Z. Shelley
Allen S. HopkinsKnows to me to be the person described in and who executed
the foregoing instrument, who acknowledged to me that he
executed the same freely and voluntarily and for the uses and
purposes therein mentioned.Albert Z. Shelley
Notary Public in and for said County and State.
My Commission Expires November 6, 1962ESCROW NO. }
ORDER NO. }RECORDER'S
INSTRUMENT NO. 2411WHEN RECORDED MAIL TO: John J. O'Hara
4815 N. Eastburg Ave. Corona, CalifRECORDED AT THE REQUEST OF
Shelley & Hopkins
April 22 A.D. 1959
At 2.6 minutes past 11 A. M.
in Liber 25 of Deeds
Page 287 Records ofEUREKA COUNTY, NEVADA
William A. McLaughlin RecorderBy _____ Deputy
EXHIBIT "C" BOOK 157 PAGE 182

AFFIDAVIT TERMINATING JOINT TENANCYSTATE OF
COUNTY OF

ss:

Kathryn M. O'Hara, having been first duly sworn,
deposes and says:
THAT (he/she) is the surviving spouse of John J. O'Hara
who died at Lubbock, Tx.
on or about the 25th day of June, 1985, as
evidenced by a certified copy of the Death Certificate of said deceased
attached hereto and by this reference made a part hereof.
THAT AFFIANT and said deceased were the owners in JOINT TENANCY WITH
THE RIGHT OF SURVIVORSHIP of the following described property:

T31N, R48E SEC. 29 SW4 NE4
40 AC.

Roll - 01760
DIST - 40,

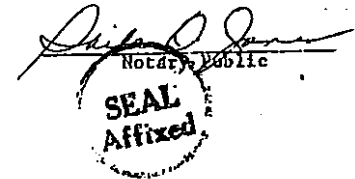
T31N, R48E SEC9 NE1 NW4
40 AC.
THAT title to said property was acquired by Affiant and said deceased
by (DEED) (CONTRACT FOR SALE OF REAL ESTATE) as JOINT TENANCY WITH THE
RIGHT OF SURVIVORSHIP as recorded in the Curra County Recorder's
Office. THAT the value of the estate of said deceased is less than
an amount taxable by the Federal and State Estate Tax Commission, and
that all funeral bills, expenses of last illness, etc. have been paid
in full.

Kathryn M. O'Hara signed by
Marilyn M. Bridgman, P.O.A.

The foregoing Affidavit was subscribed and sworn to before me this
19th day of November, 1985 BY:

My commission expires:

My Commission Expires Oct. 16, 1988.



BOOK 157 PAGE 183

EXHIBIT "D"

1 WILL
2 OF
3 KATHRYN O'HARA
4

5 I, KATHRYN O'HARA, a resident of San Diego County,
6 California, declare this to be my Will and hereby revoke all
7 my prior Wills and Codicils.
8

9 IDENTITY OF TESTATOR'S FAMILY

10 I am married to JOHN JOSEPH O'HARA, and all references in
11 this Will to "my husband" are to him. I have two children now
12 living, whose names and birth dates are:

13 HAROLD GERARD O'HARA July 1, 1925

14 MARILYN MARIE BRODIGAN November 28, 1928

15 I have no deceased children. All references in this Will to
16 "my child" or "my children" include any child hereafter born
17 to or adopted by me.
18

19 PROPERTY BEING DISPOSED

20 It is my intention to dispose of the entire community and
21 quasi-community property of my husband and myself, and all of my
22 separate property. However, I elect not to exercise any power
23 of appointment which I now have or which may hereafter be con-
24 ferred on me; no provision of this Will shall be construed as
25 an exercise in whole or in part of any such power.
26

27 TANGIBLE PERSONAL PROPERTY

28 I give my daisy afghan to my granddaughter LYNDIA MARIE
29 TORESDAHL, who made the afghan and presented it to me as a gift.

30 I give all of my jewelry, all of my cut glass, all my
31 vases and my cuckoo clock to my daughter MARILYN MARIE BRODIGAN.
32

DISPOSITION OF RESIDUARY ESTATE

I give all of the residue of my estate to my husband, provided that he survives me by at least one hundred fifty (150) days. If my husband does not survive me by one hundred fifty (150) days, then I give all of the residue of my estate to my children then living, share and share alike; however, if any of them have predeceased me but leave issue surviving, the share of my estate that would otherwise go to such deceased child shall instead go to the issue of the deceased child on the principle of representation.

EXECUTOR

1. I nominate my husband as Executor of this Will. If he is unable or unwilling to act or to continue to act as Executor, then I nominate my daughter MARILYN MARIE BRODIGAN, as the Executor of this Will with the same powers, rights, discretions, obligations, and immunities.
2. No bond shall be required of any Executor nominated in this Will.
3. I authorize my Executor to sell at either public or private sale, with or without notice, any property belonging to my estate, subject only to any confirmation required by law.

DISINHERITANCE/NO-CONTEST PROVISION

I have intentionally omitted all my heirs or other relatives who are not specifically mentioned herein, and I hereby specifically disinherit any person claiming to be my heir-at-law except as otherwise mentioned in this Will. If any person, whether or not related in any way by blood to me shall either directly or indirectly attempt to oppose or set aside the probate of this Will or to impair or invalidate any of the provisions hereof and such person shall establish a right to any part of

1 my estate, I give and bequeath to such person the sum of one
2 dollar (\$1) only and no further interest whatsoever in my estate.

3
4 BURIAL INSTRUCTIONS

5 I direct that a funeral ceremony and a cremation of my
6 remains be conducted in accordance with that certain agreement
7 entered into between myself and Eternal Hills Mortuary, dated
8 May 2, 1974, Number 054114, whose address is 1999 El Camino
9 Real, Oceanside, California, and that no further or different
10 funeral arrangements be made or entered into by my heirs.

11
12 GENERAL

- 13 1. I have not entered into either a contract to make Wills or
14 a contract not to revoke Wills.
15 2. If any part of this Will is held to be void, invalid, or in-
16 operative, I direct that such voidness, invalidity, or inopera-
17 tiveness shall not affect any other part of this Will, and that
18 the remainder of this Will shall be carried into effect as
19 though such part had not been contained herein.
20 3. As used in this Will, the masculine, feminine, or neuter
21 gender, and the singular or plural number shall each be deemed
22 to include the others whenever the context so indicates.

23
24 The foregoing Will is subscribed by me on the 6th
25 day of June, 1977, at Oceanside, California.

26
27 Kathryn O'Hara
28 KATHRYN O'HARA

29 The testator, KATHRYN O'HARA, on the date last above
30 written, declared to us that the above instrument consisting of
31 four (4) pages, including this and the following page, is her
32 Will and requested us to act as witnesses to it. Each of us at
WILL OF KATHRYN O'HARA, page 3 of 4 pages

1 her request now signs as a witness in the presence of the
2 testator and in the presence of each other. Each of us knows
3 that each signature appearing hereon is a true signature of the
4 person who signed.

5 We declare under penalty of perjury that the foregoing is
6 true and correct.

7 Executed on the 6th day of June
8 1977, at Oceanside, California.

9
10 Margaret P. Stanton residing at 1774 Terrace St.
11 MARGARET P. STANTON Oceanside, CA 92054

12 Vanessa Livingston residing at 513 Canyon Dr. Apt. 14
13 Vanessa Livingston Oceanside, Ca. 92054

14 Donald P. Stanton residing at 1774 Terrace St.
15 DONALD P. STANTON Oceanside, Ca 92054

16
17
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22
23 RECORDED AT REQUEST OF
24 Russo, Law, Dickerson, Butler & Russo
25 BOOK 157 PAGE 176

26 87 JUN 15 P 2: 06

27
28 OFFICIAL RECORDS
29 EUREKA COUNTY, NEVADA
30 M.H. REBALEATI, RECORDER
31 FILE NO. 108369
32 Fee \$ 16.00

WILL OF KATHRYN O'HARA, Page 4 of 4 pages

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