LINCOLN COUNTY, NV

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2018-154461

Total:\$35.00

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RUSHFORTH LEE & KIEFER LLP

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APN: 008-231-01, 008-231-02, 008-281-04, 008-151-01, 008-241-02, 008-241-03, 008-151-03, 008-281-03, 008-281-05,008-281-06,008-281-07, 008-161-05, 008-161-07

When recorded, mail to:

Rushforth Lee & Kiefer LLP 1707 Village Center Circle, Suite 150 Las Vegas, NV 89134-0597



OFFICIAL RECORD

LESLIE BOUCHER, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# CERTIFICATE OF INCUMBENCY AND CERTIFICATION OF TRUST

AFFIDAVIT OF INCUMBENT TRUSTEES OF THE PAUL & LOUJEANNE LEWIS 2000 TRUST

STATE OF NE	}	Marina Marina		
COUNTY OF			}	SS.

ROBERT C. LEWIS and DIANNE LEAVITT, under penalties of perjury, do hereby certify and say that:

- Compliance with NRS 164.410(2). The Paul & LouJeanne Lewis 2000 Trust has not been revoked, amended, or otherwise modified to make any representations contained in this certification incorrect, and each currently acting trustee has signed this certification.
- Establishment of Trust. On 2 August 2000, Paul C. Lewis and LouJeanne Lewis 2. established a revocable Trust entitled the "Paul & LouJeanne Lewis 2000 Trust."
- Settlors' Deaths. LouJeanne died in 2013. After her death, Paul C. Lewis became the sole Trustee, but Paul C. Lewis died March 9, 2018, and a certified copy of the his death certificate is attached hereto and incorporated herein by this reference.
- Incumbent Co-Trustees. Pursuant to the terms of the Trust, the office of Trustee for the trust (including the Decedent's Trust is to be filled by ROBERT C. LEWIS and DIANNE LEAVITT. By signing this Certificate, the undersigned Trustees hereby accept the duties and responsibilities thereof, and agree to be bound by the terms of the Trust.
- Succession. A successor Trustee is authorized to act as Trustee upon signing a Certificate of Incumbency and, if appropriate, filing it in the Recorder's Office of each county in which trust real property is located. To the Certificate of Incumbency shall be attached: (a)

a certified copy of the death certificate of the predecessor Trustee; or (b) the written resignation of the predecessor Trustee; or (c) a certificate in writing by two (2) persons, each of whom is a licensed physician or licensed psychologist declaring that the predecessor Trustee has become physically or mentally incapacitated, whether or not a court has declared him or her incompetent, mentally ill, or in need of a guardian. The Certificate of Incumbency must also contain a statement that the person or entity filing the certificate is the successor Trustee designated under the declaration of trust and that said successor Trustee agrees to serve as Trustee in accordance with the terms of the Trust instrument.

- 6. <u>Title to Trust Property</u>. The Trustee may own and hold trust assets in any manner the Trustee shall deem appropriate so long as the Trust's ownership of the asset is adequately documented, protected from the unfounded ownership claims of others, and not exposed unnecessarily to liens, attachment, or execution. Specifically:
  - a. The Trustee shall have the power to hold securities and other property in the name of the Trust or in the Trustee's name, as the Trustee of this Trust.
  - b. The current Trustee of the Trust shall have full authority over all trust assets, even if such property is owned in the name of a predecessor Trustee.
  - c. The Trustee may also hold property in the name of a nominee or in other form without disclosure of the Trustee relationship so that title to the property may pass by delivery, but the Trustee shall be liable for any act of the nominee in connection with the property so held. As to property held in the name of a nominee, the Trustee shall obtain an agreement or a receipt from the nominee acknowledging the Trustee's interest in said property.
  - d. If co-trustees are serving and if all co-trustees so agree, co-trustees may take title to any trust property or enter into agreements affecting the trust and its property so that transactions, withdrawals and other transfers may be made upon the signature of any one or more co-trustees. Any co-trustee acting alone pursuant to this authority has full authority to bind the Trust and all co-trustees with respect to all transactions (or specified transactions) related to such trust property. To the extent co-trustees have not agreed otherwise, all decisions may be made and all transactions authorized by action of a majority of the co-trustees.
  - e. The ownership of assets may be registered in any one of the following ways (or in any variation thereof):
    - i Paul & LouJeanne Lewis 2000 Trust dated 2 August 2000.
    - ii. ROBERT C. LEWIS and DIANNE LEAVITT, as Trustees of the Paul & LouJeanne Lewis 2000 Trust dated 2 August 2000.

[Note: With respect to assets that can pass by one signature (as permitted

# CERTIFICATE OF INCUMBENCY AND CERTIFICATION OF TRUST Paul & LouJeanne Lewis 2000 Trust Page 3

under 6.d herein), "or" should be used instead of "and".]

- 7. HIPAA. For purposes of the federal Health Insurance Portability and Accountability Act of 1996 and related regulations (42 USC § 1320d and 45 CFR §§ 160-164) ("HIPAA"), the undersigned does hereby designate appoint each co-trustee (if any) and each successor Trustee designated in accordance with the terms hereof (even prior to serving in that office) as his or her "personal representative", with full authority to receive private, privileged, protected, or personal health information related to the Trustee or co-trustee's health and/or incapacity and to divulge such information as necessary to accomplish the purposes of the Trust. The undersigned acknowledges that any Trustee or co-Trustee who fails to authorize the release of private, privileged, protected, or personal health information related to the Trustee or co-trustee's health and/or incapacity upon the request of a co-trustee or of a successor Trustee or co-trustee) or who fails to divulge such information as necessary to accomplish the purposes of the Trust shall cease to be the Trustee or a co-trustee.
- 8. <u>No Duty to Inquire</u>. The trust instrument provides that no person dealing with the Trust is obligated to inquire as to the powers of the Trustees or to inquire as to how the Trustees apply any funds delivered to the Trustees.
- 9. <u>Trustee's Powers</u>. The acting Trustee has, among other powers, all of the powers set forth in Nevada Revised Statutes §§ 163.265 through 163.410, including the power to purchase, sell, mortgage, lease, exchange, and otherwise engage in transactions involving trust property. All persons dealing in good faith with a Trustee in any transaction may assume that the Trustee has unrestricted authority to act for the Trust, and such persons shall not be responsible to confirm the Trustee's power or to verify any provisions of the trust instrument. The assets of the Trust include the property described on Exhibit "A", which is attached hereto and incorporated herein by this reference.

[A separate signature page follows.]

# CERTIFICATE OF INCUMBENCY AND CERTIFICATION OF TRUST Paul & LouJeanne Lewis 2000 Trust Page 4

ROBERT C. LEWIS and DIANNE LEAVITT, under penalties of perjury, do hereby declare that the declarations in the foregoing Certificate of Incumbency and Certification of Trust are true and accurate.

ROBERT C. LEWIS, Trustee

9 May 2018

SUBSCRIBED AND SWORN TO OR AFFIRMED by ROBERT C. LEWIS on 5/9/18

NOTARY PUBLIC

KRISTEN URI
Notary Public
State of Nevada
My Commission Expires: 06-13-2020
Certificate No: 16-3291-1

DIANNE LEAVITT

SUBSCRIBED AND SWORN TO OR AFFIRMED by DIANNE LEAVITT on \_5/9/18\_\_.

NOTARY PUBLIC

May 9 2018 Date



KRISTEN URI Notary Public State of Nevada My Commission Expires: 06-13-2020 Certificate No: 16-3291-1



CASE FILE NO. 4008576

DEPARTMENT OF HEALTH AND HUMAN SERVICES DIVISION OF PUBLIC AND BEHAVIORAL HEALTH VITAL STATISTICS

CERTIFICATE OF DEATH

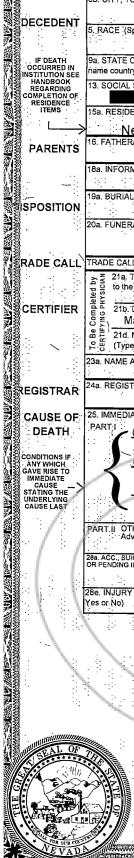
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	Moapa	1585 Barlow		Inpatient(Specify)	
DECEDENT				:[*::: \ ::::::::::::Home	
	5. RACE (Specify)	6. Hispanic Origin? Specify	(Years) MOS	DER 1 YEAR 7c. UNDER 1 DAY.	8. DATE OF BIRTH (Mo/Day/Yr)
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SPOSITION	Burial :	Pioneer:	Hill Memorial Cemetery	Ove	rton Nevada 89040
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	BRIAN REB			Moapa Valley Me	ortuary
	SIGNATURE AUT	THENTICATED	49 \$7 509	0 N Moapa Valley Blvd Lo	
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CAUSE OF DEATH CONDITIONS IF ANY WHICH GAVE RISE TO IMMEDIATE CAUSE STATING THE UNDERLYING CAUSE LAST	March 13, 2018  21d. NAME OF ATTENDING PHYSI (Type or Print)  23a. NAME AND ADDRESS OF CERTIFIER Enrique  24a. REGISTRAR (Signature)  SIGNART I (a) Systolic Conges  DUE TO, OR AS A CONS (b) DUE TO, OR AS A CONS (c) DUE TO, OR AS A CONS (d)  PART. II OTHER SIGNIFICANT CONDITION Advanced Age  28b. ACC., SUICIDE HOM, UNDET. OR PENDING INVEST. (Specify)  28b. DATE	R (PHYSICIAN, ATTENDING PHYSICIAN, ME AMFAIN MD 1301: Bertha Howe AV SUSAN ZANNIS MATURE AUTHENTICATED  ONLY ONE CAUSE PER LINE FOR (a), (b) A STIVE Heart Failure  SEQUENCE OF JOINE OF JOINE OF JOINE CONTRIBUTION OF JOIN	DICAL EXAMINER, OR CORON  Mesquite, NV 89027  24b. DATE RECEIVED BY RE (Mo/Day/Yr) March 14  AND (c).)  Suilting in the underlying cause gi	ER) (Type or Print) 2  GISTRAR 24c. DEATH D  YES  ven in Part 1. 26, AUTO  Yes or No	As LICENSE NUMBER 10328 UE TO COMMUNICABLE DISEASE NO X Interval between onset and death Personal Death Interval between onset and death Personal Death Pers

LOCAL REGISTRAR

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"CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE DOCUMENT ON FILE WITH THE REGISTRAR OF VITAL STATISTICS, STATE OF NEWADA." This copy was issued by the Southern Nevada Health District from State certified documents authorized by the State Board of Health pursuant to NRS 440.175.

DATE ISSUED:

MAR 1 5 2018

Registrar of Vital Statistics

Ву:



This Copy not valid unless prepared on engraved border displaying date, seal and signature of Registrar, SOUTHERN.NEVADA HEALTH DISTRICT : P.O. Box 3902 · Las Vegas, NV 89127 · 702-759-1010 · Tax ID # 88-0151573

# EXHIBIT "A" Legal Descriptions

### APN: 008-231-01

#### Parcel 1:

The East Half (E ½) of the Southwest Quarter (SW ¼) of Section 1, Township 12 South, Range 65 East, M.D.B. & M.

#### Parcel 2:

The North Half (N ½) of the Northwest Quarter (NW ¼) of Section 12, Township 12 South, Range 65 East, M.D.B. & M.

# APN: 008-231-02

#### Parcel 1:

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 12, Township 12 South, Range 65 East, M.D.B. & M.

#### Parcel 2:

The North Half (N  $\frac{1}{2}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of Section 13, Township 12 South, Range 65 East, M.D.B. & M.

#### Parcel 3:

The Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 13, Township 12 South, Range 65 East, M.D.B. & M.

TOGETHER WITH an easement 50 feet in width along the old railroad grade across the following:

The North Half (N  $^{1}\!/_{2}$ ) of the Northwest Quarter (NW  $^{1}\!/_{4}$ ) of Section 13, Township 12 South, Range 65 East, M.D. B. & M., and the Southwest Quarter (SW  $^{1}\!/_{4}$ ) of the Southwest Quarter (SW  $^{1}\!/_{4}$ ) of Section 12, Township 12 South, Range 65 East, M.D.B. & M., and the North Half (N  $^{1}\!/_{2}$ ) of the Northwest Quarter (NW  $^{1}\!/_{4}$ ) of Section 12, Township 12 South, Range 65 East, M.D.B. & M. TO THE East Half (E  $^{1}\!/_{2}$ ) of the Southwest Quarter (SW  $^{1}\!/_{4}$ ) of Section 1, Township 12 South, Range 65 East, M.D.B. & M.

## APN: 008-281-04

The Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 17, and the East Half (E ½) of the Southeast Quarter (SE ¼) of Section 18; all in Township 10 South, Range 67 East, M.D.B. & M., Lincoln County, Nevada.

### APN: 008-151-01

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

#### Parcel 1:

The Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼); The West Half (W ½) of the Southwest Quarter (SW ¼); The East Half (E ½) of the Southwest Quarter (SW ¼); The Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼), Section 11 Township 9 South, Range 67 East, M.D.B.& M.

#### Parcel 2:

The Northwest Quarter (NW ½); The Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼), Section 14, Township 9 South, Range 67 East, M.D.B.& M.

## APN: 008-241-02; 008-241-03

All that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

The Southwest Quarter (SW ½) of the Southwest Quarter (SW ½) and the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) and the West Half (W ½) of the Northwest Quarter (NW ¼) of Section 25, Township 12 South, Range 65 East, M.D.B.& M.

EXCEPTING THEREFROM those portions lying and being within the Union Pacific Railroad right-of-way and any state and county roads.

## APN: 008-151-03

The E  $\frac{1}{2}$  of the NE  $\frac{1}{4}$ ; and the N  $\frac{1}{2}$  of the SE  $\frac{1}{4}$ , Section 22; the W  $\frac{1}{2}$  of the NW  $\frac{1}{4}$ , Section 23, all in Township 9 South, Range 67 East, M.D.B. & M.

Together with an easement for the purpose of driving and herding cattle over and across the adjacent property, granted by Sand Springs Potato Company, a limited partnership, recorded April 4, 1974, in Book 9, page 605, Official Records.

## APN: 008-281-03

The NW ¼ of the NE ¼ of Section 19, the SW ¼ of the SE ¼ of Section 18, the N ½ of the NW ¼ of Section 19, all in Township 10 South, Range 67 East, M.D.B. & M.

### APN: 008-281-05, 008-281-06, 008-281-07

SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  , Section 24, Township 10 South, Range 66 East, M.D.B. & M.

N  $\frac{1}{2}$  of Lot 2, N  $\frac{1}{2}$  SE  $\frac{1}{4}$  NW  $\frac{1}{4}$ , N  $\frac{1}{2}$  NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , Section 19, Township 10 South, Range 67 East, M.D.B. & M.

# APN: 008-161-05

The E ½ of the SE ¼ of the NE ¼ of the SE ¼ of Section 27; the E ½ of the NE ¼ of the SE ¼ of the SE ¼ of Section 27, Township 9 South, Range 67 East, M.D.B. & M., in Lincoln County, Nevada.

### APN: 008-161-07

E 1/2 and the E 1/2 of the W 1/2, Section 27, Township 9 South, Range 67 East, M.D.B. & M.

Together with an easement for the purpose of driving and herding cattle over and across the adjacent property, granted by Sand Springs Potato Company, a limited partnership, recorded April 4, 1974, in Book 9, Page 605, Official Records.

EXCEPTING THEREFROM that certain portion of land being a portion of the NE ¼ of the SE ¼ of Section 27, Township 9 South, Range 67 East, M.D.B. & M., Lincoln County, Nevada, and further described as follows:

Beginning at the Southeast corner of this Parcel from which the Southeast corner of said Section 27, bears S 12 52' 07" E, 1,575.55 feet; thence N 76 13' W, 660.00 feet; thence N 13 47' E, 660.00 feet; thence S 76 13' E, 660.00 feet; thence S 13 47' W, 660.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM the E ½ of the SE ¼ of the NE ¼ of the SE ¼ of Section 27; the E ½ of the NE ¼ of the SE ¼ of the SE ¼ of Section 27, Township 9 South, Range 67 East, M.D.B. & M., in Lincoln County, Nevada.

[End Exhibit "A"]