

LINCOLN COUNTY, NV

2023-165846

\$37.00

08/09/2023 01:57 PM

Rec:\$37.00

FIRST AMERICAN TITLE INSURANCE COMPANY 4 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

RECORDING REQUESTED BY

First American Title Insurance
Company of Nevada

AND WHEN RECORDED

**RETURN TO AND MAIL TAX
STATEMENTS TO:**

Talma P. Edwards

4100 Washington Loop
Rigby ID 83442

Space Above This Line for
Recorder's Use Only

A.P.N. 002-142-01

File No.: 107-2667037 (TV)

Affidavit - Death of Trustee

State of

NV

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County of

Lincoln

)ss.

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Talma P. Edwards ("Declarant") is of legal age, being first duly sworn, deposes and states under penalty of perjury under the laws of the State of Nevada:

1. **Kenneth Osborne Edwards** ("Decedent") is the person referenced in the attached certified copy of the Certificate of Death who died on **6/12/2020** at **Layton, UT** (city and state of death).
2. Decedent is the same person named as the trustee named in that certain Declaration of Trust dated **2/5/87** executed by **Kenneth O. Edwards and Talma P. Edwards** as trustor(s) (the "Trust").
3. Decedent as a trustee is the same person who was named as a grantee in that certain **Grant Bargain Sale Warranty Deed** dated **12/15/16** which was recorded as Instrument No. **0150841** in Book **n/a**, Page **n/a**, of Official Records of **Lincoln** County, Nevada as legally described as follows:

Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference

4. Declarant is the successor trustee under the Trust. The Trust was in effect at the date of the death of the Decedent and has not been revoked. Declarant has consented to act as trustee under the Trust.

Dated: 08-07, 23

DECLARANT:

Talma P. Edwards, Trustee
Talma P. Edwards, Trustee

State of Utah)
County of Davis)ss)

SUBSCRIBED AND SWORN TO (or affirmed) before me the undersigned, a Notary Public in and for said County Davis and State Utah, this 7 day of August, 20 23 by Talma P. Edwards, personally know to me or proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me..

WITNESS my hand and official seal.

This area for official notarial seal

Signature Allyn Draper

My Commission Expires: 03-04-2027

Notary Name: Allyn Draper Notary Phone: 801-726-8028
Notary Registration Number: 729113 County of Principal Place of Business: Weber

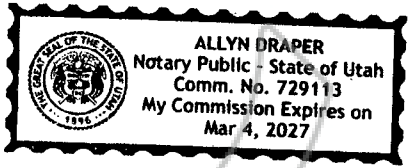
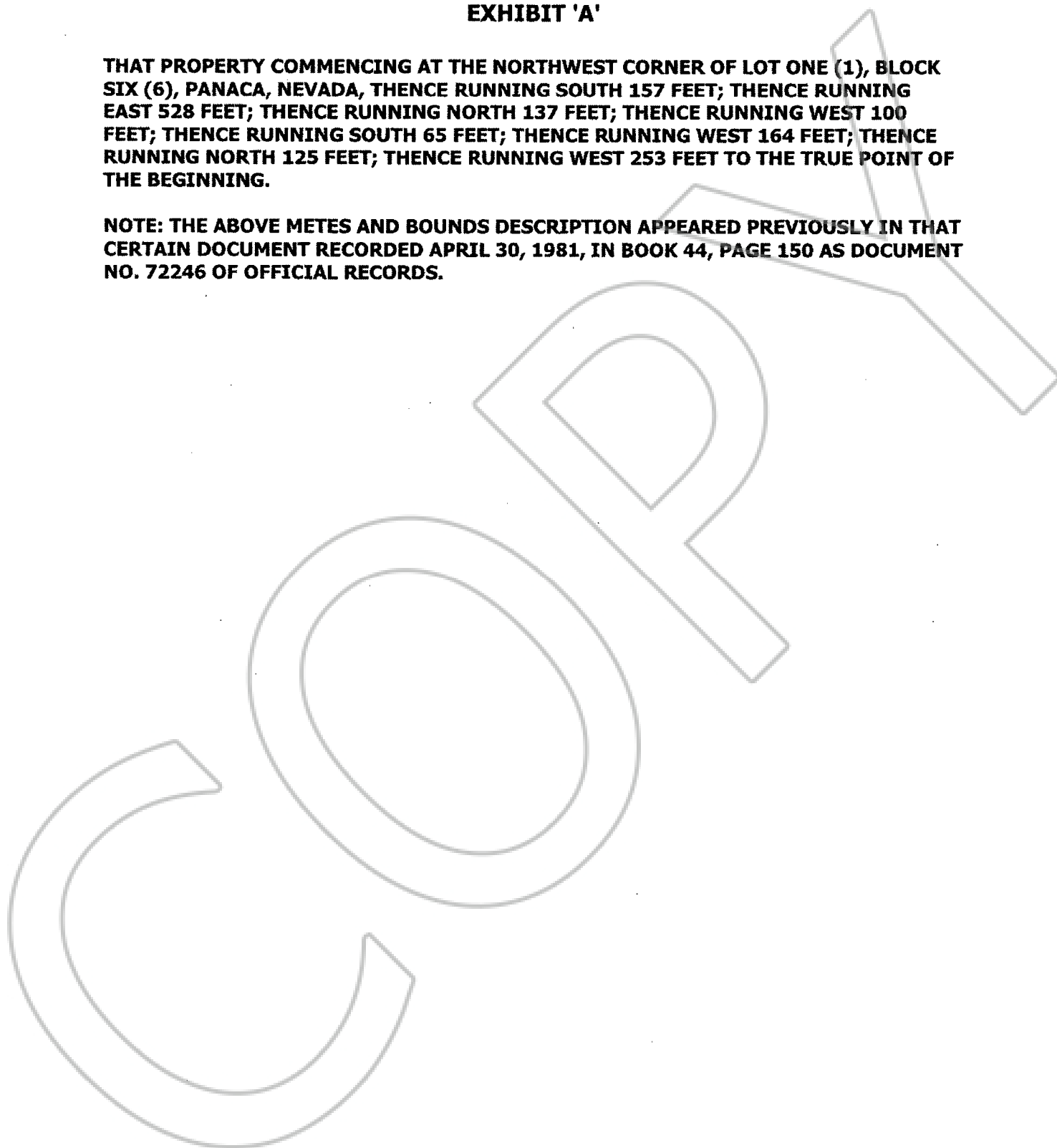


EXHIBIT 'A'

THAT PROPERTY COMMENCING AT THE NORTHWEST CORNER OF LOT ONE (1), BLOCK SIX (6), PANACA, NEVADA, THENCE RUNNING SOUTH 157 FEET; THENCE RUNNING EAST 528 FEET; THENCE RUNNING NORTH 137 FEET; THENCE RUNNING WEST 100 FEET; THENCE RUNNING SOUTH 65 FEET; THENCE RUNNING WEST 164 FEET; THENCE RUNNING NORTH 125 FEET; THENCE RUNNING WEST 253 FEET TO THE TRUE POINT OF THE BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 30, 1981, IN BOOK 44, PAGE 150 AS DOCUMENT NO. 72246 OF OFFICIAL RECORDS.



STATE OF UTAH
CERTIFICATION OF VITAL RECORD

CERTIFICATE OF DEATH

State File Number: 2020009297

Kenneth Osborne Edwards

DECEDENT INFORMATION

Date of Death:	June 12, 2020	Time of Death:	12:00
City of Death:	Layton	County of Death:	Davis
Age:	81	Date of Birth:	August 11, 1938
Place of Birth:	Cedar City, Utah	Sex:	Male
Armed Services:	No	Marital Status:	Married
Spouse's Name:	Talma Juleen Polk	Usual Occupation:	Business Owner
Industry/Business:	TV Services and Repair	Education:	High School or GED
Residence:	Las Vegas, Nevada	Parent or Father:	George Osborne Edwards
Parent or Mother:	Erva Simkins	Facility Type:	Nursing Home/Assisted Living
Facility or Address:	Apple Village Assisted Living Center		

INFORMANT INFORMATION

Name:	Andrea Edwards-Ellis	Relationship:	Daughter
Mailing Address:	2774 North 1850 East, Layton, Utah 84040		

DISPOSITION INFORMATION

Method of Disposition:	Burial/Removal
Place of Disposition:	Panaca Memorial Cemetery, Panaca, Nevada
Date of Disposition:	June 20, 2020

FUNERAL HOME INFORMATION

Funeral Home:	Premier Funeral Services
Address:	67 East 8000 South, , Midvale, Utah 84047
Funeral Director:	Blake A Yates

MEDICAL CERTIFICATION

Medical Professional:	Van Christiansen MD, 1100 West 2700 North, Pleasant View, Utah 84414
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CAUSE OF DEATH

Alzheimer's Disease
Tobacco Use: Non-user
Medical Examiner Contacted: Yes Autopsy Performed: No Manner of Death: Natural

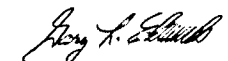
Date Registered: June 16, 2020
Date Issued: June 17, 2020

This is an exact reproduction of the facts registered in the Utah State Office of Vital Records and Statistics.
Security features of this official document include: High Resolution Border, V & R images in top cycloids, and microtext.
This document displays the date, seal, and signature of the Utah State Registrar of Vital Records and Statistics.


Linda S. Winger LCSW
State Registrar
Rv v 4/19



066351975


Gary L. Edwards
Director/Health Officer
County/District Health
Department

