

WESTCOR LAND TITLE INSURANCE COMPANY

LOT BOOK GUARANTEE

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND THE OTHER PROVISIONS OF THE GUARANTEE CONDITIONS AND STIPULATIONS HEREOF, **WESTCOR LAND TITLE INSURANCE COMPANY**, A SOUTH CAROLINA CORPORATION, HEREIN CALLED THE COMPANY,

GUARANTEES

the Assured named in Schedule A of this Guarantee,

against actual monetary loss or damage not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

SCHEDULE A

**IS ATTACHED HERETO AS A SEPARATE PAGE AND MADE A
PART OF THIS GUARANTEE**

IN WITNESS WHEREOF, **WESTCOR LAND TITLE INSURANCE COMPANY** has caused this Guarantee to be signed and sealed as of the Date of Guarantee shown in Schedule A.

Issued By: **NV1016 * TTL-25-2973**
Toiyabe Title, LLC

5496 Reno Corporate Dr
Reno, NV 89511

WESTCOR LAND TITLE INSURANCE COMPANY



By: Mary O'Donnell
President

Attest: [Signature]
Secretary

NOTE: This Guarantee is of no force and effect unless Schedule A is attached together with any added pages incorporated by reference.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this guarantee:

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or environmental protection, or the effect of any violation of any such law, ordinance or governmental regulation, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Guarantee.
2. Rights of eminent domain or governmental rights of police power.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) known, created, suffered, assumed or agreed to by the guaranteed claimant; (b) resulting in no loss or damage to the guaranteed claimant; (c) attaching or created subsequent to Date hereof; or (d) resulting in loss or damage which would not have been sustained if the guaranteed claimant had paid value for the estate or interest guaranteed by this title guarantee.

GUARANTEE CONDITIONS AND STIPULATIONS (To the extent terms included herein are applicable to this Guarantee)

1. This Guarantee is a guarantee of the record title only, as disclosed by an examination of the public records herein defined in the chain of title ownership.
2. The Company assumes no liability under this guarantee for any loss, cost or damage resulting from any physical condition of the land described herein.
3. In case knowledge shall come to the party guaranteed of any lien, encumbrance, defect or other claim of title guaranteed against and not excepted in this Guarantee, whether in a legal proceeding or otherwise, the party guaranteed shall notify the Company promptly in writing and secure to it the right to oppose such proceeding or claim, or to remove said lien, encumbrance or defect, at its own cost. Any action for the payment of any loss under this Guarantee must be commenced within one year after such loss or damage and to commence such action within the time hereinbefore specified shall be a conclusive bar against the maintenance of any action under this guarantee.
4. The Liability of the Company shall in no case exceed in all the amount stated in Schedule A hereof and shall in all cases be limited to the actual loss only of the party guaranteed, and all payments under this guarantee shall reduce the amount of this guarantee pro tanto. Any payments made by the Company under this Guarantee shall subrogate the Company to the rights of the party guaranteed for liability voluntarily assumed by the party guaranteed in settling any claim without the prior written consent of the Company.
5. This guarantee together with endorsements, if any, attached hereto by the Company is the entire contract between the guaranteed and the Company.

Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest guaranteed hereby or any action asserting such claim, shall be restricted to the provisions and conditions and stipulations of this guarantee.

No amendment or endorsement to this guarantee can be made except by writing endorsed hereon or attached hereto signed by either (the person or persons authorized by the requirements of the Company using this form).
6. Definition of Terms

The following terms when used in this guarantee mean:

 - (a) "Guarantee": the party or parties named in Schedule A as guaranteed.
 - (b) "Guarantee claimant": A guaranteed claiming loss or damage hereunder.
 - (c) "Land": The land described, specifically or by reference in Schedule A, and improvements affixed thereto which by law constitutes real property; provided, however, the term "land" does not include any property beyond the lines of the area specifically described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, lanes, ways or waterways.
 - (d) "Public Records": Records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
 - (e) "Mortgage": mortgage, deed of trust, trust deed, or other security instrument.
7. All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at: Westcor Land Title Insurance Company, Attn: Claims, 875 Concourse Parkway South, Suite 200 Maitland, FL 32751.

LOT BOOK GUARANTEE

SCHEDULE A

State: NV

County: Eureka

Agent No.
NV1016

Order No.
TTL-25-2973

Guarantee No.
LBG-3-NV1016-17915933

Liability Amount
\$150.00

1. Assured:

Harold Gerard O'Hara and Marilyn Marie Brodigan

2. Date of Guarantee:

Dec 2, 2025

3. Assurances given without examination of the documents listed or referred to and only to the specifically named documents and no others:

a. Description of the Land:
See Attached Exhibit A

b. The last recorded instrument in the public records purporting to transfer title to the said land was:

Affidavit of Succession of Interest in Real Property, recorded June 15, 1987, as Document No. 108369

c. That there are no mortgages or deeds of trust describing the land that have not been released or reconveyed by an instrument recorded in the public records, other than those shown below under Exceptions.

d. That there are no contracts for sale, contracts for deed, including memorandums giving notice of such contracts, attachments, tax deeds recorded within the last 9 years, which purport to affect the land other than those shown below under Exceptions.

4. EXCEPTIONS:

- a) NO IRS LIENS FOUND
- b) NO BANKRUPTCY OF RECORD

5. Mailing Notifications:

John J. O'Hara
4815 N. N. Eastbury Ave
Covina, CA

Herold Gerard O'Hara
199 North Oak Glen
Nipomo, CA 93444

Marilyn Marie Brodigan
7001 East Hacienda Reposo
Tucson, AZ 89715

LOT BOOK GUARANTEE

A handwritten signature in black ink, appearing to read "Keith Knight", is centered on the page.

Issued By: Toiyabe Title and Escrow

EXHIBIT A

The Northeast quarter of the Northwest quarter of Section 9, Township 31 North, Range 48 East, M.B.D.&M., as per Government Survey

RESERVING THEREFROM an easement of 30 feet along all boundaries for ingress and egress with power to dedicate.

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.

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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	MARRIAGE STATUS 11. MARRIED	SPOUSE 12. KATHRYN M. WILLIAMS
STATE OF BIRTH 13. NEW YORK	CITIZENSHIP 14. U.S.A.	SOCIAL SECURITY NO. 15. [REDACTED]	USUAL OCCUPATION (JOB OR LINE OF WORK) 16. POLICEMAN
USUAL RESIDENCE 17. ARIZONA	CITY OR TOWN 18. TUCSON	ZIP CODE 19. 85715	PREVIOUS STATE OF RESIDENCE 20. CALIFORNIA
STREET ADDRESS OR P.O. BOX 21. 7001 E. HACIENDA REPOSO		CITY AND STATE 22. TUCSON, ARIZONA	
FATHER'S NAME 23. JOSEPH O'HARA	MOTHER'S NAME 24. SUSAN WEINHOLD	RELATIONSHIP TO DECEASED 25. DAUGHTER	
DECEASED'S SIGNATURE 26. <i>[Signature]</i>		EMERALD'S SIGNATURE 27. <i>[Signature]</i>	
DATE 28. 7-1-85		FURNERAL HOME 29. SOUTH LAWN CREMATORY TUCSON, AZ	
CEMETERY OR CREMATORY - NAME / LOCATION 30. SOUTH LAWN CREMATORY TUCSON, AZ		CITY AND STATE 31. TUCSON, ARIZONA	
FURNERAL HOME 32. EAST LAWN MORTUARY 5801 E. GRANT TUCSON, ARIZONA		CITY AND STATE 33. TUCSON, ARIZONA	
TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE TIME, DATE AND PLACE AND DUE TO THE CAUSE(S) STATED.			
SIGNATURE 34. <i>[Signature]</i>		DATE SIGNED (MO, DAY, YEAR) 35. 6-26-85	
HOUR OF DEATH 36. 0050		DATE SIGNED (MO, DAY, YEAR) 37. 6-26-85	
NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (TYPE OR PRINT) 38. Nick J. J. Mansour, M.D. 6540 E. Carondelet, Tucson, Arizona		HOUR OF DEATH 39. 0050	
NAME AND ADDRESS OF CERTIFIER, PHYSICIAN, MEDICAL EXAMINER OR THE LAW ENFORCEMENT AUTHORITY (TYPE OR PRINT) 40. Nick J. J. Mansour, M.D. 6540 E. Carondelet, Tucson, Arizona		DATE SIGNED (MO, DAY, YEAR) 41. 6-26-85	
DATE REGISTERED 42. June 27, 1985		REGISTRATION NO. 43. 41016	
A. IMMEDIATE CAUSE 44. Pneumonia		B. DUE TO, OR AS A CONSEQUENCE OF: 45. Carcinoma of Prostate	
C. DUE TO, OR AS A CONSEQUENCE OF: 46. 		D. DUE TO, OR AS A CONSEQUENCE OF: 47. 	
PART B. OTHER SIGNIFICANT CONDITIONS AND/OR ENVIRONMENTAL FACTORS (If adult female, use only in pregnancy within past 90 days) 48. 		AUTOPSY 49. NO	
WAS CASE REFERRED TO MEDICAL EXAMINER? 50. YES - CREMATION		WAS CASE REFERRED TO MEDICAL EXAMINER? 51. YES	
MANNER OF DEATH 52. ACCIDENT		DATE OF INJURY 53. JUNE 25 1985	
PLACE OF INJURY (At home, farm, street, factory, office, etc.) SPECIFY 54. 		WHERE LOCATED? 55. 	
STREET ADDRESS 56. 		CITY OR TOWN 57. 	
STATE 58. 		ZIP CODE 59. 	

CERTIFIED COPY OF VITAL RECORD
July 24, 1985

This is a true and exact reproduction of the document officially registered and to be filed in the VITAL RECORDS SECTION of the DEPARTMENT OF HEALTH SERVICES.

Patricia A. Nolan, M.D.
Patricia A. Nolan, M.D.
County Registrar and Director
Pima County Health Department

Michael J. Peltz
Michael J. Peltz
County Registrar and Director
Pima County Health Department

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WARNING: IT IS ILLEGAL TO DUPLICATE THIS COPY
EXHIBIT "A"

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 A FIRST KATHRYN		B MIDDLE MARIE		C LAST O'HARA		SEX FEMALE	DATE OF DEATH MONTH DAY YEAR AUGUST 14, 1986	
RACE (e.g., white, black, American Indian, etc.) SPECIFY 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 ☐ BOA ☐ OF INMATE ☐ IN PATIENT		
DATE OF BIRTH MONTH DAY YEAR JUNE 19, 1903		AGE YEARS LAST BIRTHDAY 83		F UNDER 1 YEAR MOS. DAYS SPECIFY		G UNDER 1 DAY HRS. MIN. SPECIFY		H MARRIED NEVER MARRIED, WIDOWED, DIVORCED (SPECIFY) WIDOWED
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		I OWN HOME
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		HOW LONG IN ARIZONA YEARS MONTHS DAYS 7		PREVIOUS STATE OF RESIDENCE CALIFORNIA
FATHER'S NAME A FIRST GEORGE D.		B MIDDLE WILLIAMS		C LAST HOLMES		MOTHER'S NAME A FIRST EMMA		
B B MIDDLE LOUISE		C LAST HOLMES						
INFORMANT'S SIGNATURE MARILYN M. BRODIGAN		RELATIONSHIP TO DECEASED DAUGHTER		ADDRESS 7001 E. HACIENDA REPOSO, TUCSON, AZ 85715		FURNERAL DIRECTOR'S SIGNATURE NOT EMBALMED		
20 CREMATION		21 SOUTH LAWN CREMATORY, TUCSON, AZ		22 EAST LAWN MORTUARY, 5801 E. GRANT RD., TUCSON, AZ		23 NOT EMBALMED		
24 8-15-86		25 340F						
26 TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE TIME, DATE AND PLACE AND DUE TO THE CAUSE(S) STATED. SIGNATURE NICK J. MANSOUR, JR.		27 DATE SIGNED (MO., DAY, YEAR) AUG. 14, 1986		28 HOUR OF DEATH 0015		29 ON THE BASIS OF EXAMINATION AND/OR INVESTIGATION, BY MY OPINION, DEATH OCCURRED AT THE TIME, DATE AND PLACE DUE TO THE CAUSE(S) AND MANNER STATED. SIGNATURE NICK J. MANSOUR, JR.		
30 NAME AND ADDRESS OF CERTIFYING PHYSICIAN, MEDICAL EXAMINER OR TRIBAL LAW ENFORCEMENT AUTHORITY (Type or print) NICK J. MANSOUR, JR., 6540 E. CARONDELET DR., TUCSON, ARIZONA		31 REG. FILE NO. 3609		32 SIGNATURE NICK J. MANSOUR, JR.		33 DATE SIGNED (MO., DAY, YEAR) AUG. 18, 1986		
34 A IMMEDIATE CAUSE H. MULLER Central Artery Intersection		35 B DUE TO, OR AS A CONSEQUENCE OF:		36 C DUE TO, OR AS A CONSEQUENCE OF:		37 APPROXIMATE INTERVAL BETWEEN ONSET AND DEATH		
38 PART 1		39 PART 2		40 PART 3		41 PART 4		
42 HYPERTENSION; Chronic Urinary Tract Infection		43 NO		44 YES		45 YES-CREMATION		
46 MANNER OF DEATH ☐ HOMICIDE ☐ NATURAL CAUSE ☐ ACCIDENT ☐ INVESTIGATION ☐ SUICIDE ☐ UNDETERMINED		47 DATE OF INJURY MO. DAY YEAR AUG. 14, 1986		48 HOUR M. MIN. 0015		49 DESCRIBE HOW INJURY OCCURRED		
50 PLACE OF INJURY (At home, farm, street, factory, office, building, etc.) SPECIFY		51 WHERE LOCATED?		52 STREET ADDRESS		53 CITY OR TOWN STATE		
54 SUPPLEMENTARY ENTRIES								

CERTIFIED COPY OF VITAL RECORD

Date issued August 19, 1986

This is a true and exact reproduction of the document officially registered and to be placed on file in the VITAL RECORDS SECTION, DEPARTMENT OF HEALTH SERVICES, PHOENIX, AZ. Issued under the authority of ARS 36-381 and by direction of

Patricia A. Nolan, M.D.
Patricia A. Nolan, M.D.
County Registrar and Director
Pima County Health Department

Michael Gustin
Third Deputy County Registrar

EXHIBIT "B"
BOOK 157 PAGE 180

This copy not valid unless prepared on safety paper displaying county seal and signed with raised seal

WARNING: IT IS ILLEGAL TO DUPLICATE THIS COPY.

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 $\frac{1}{4}$ 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 use and
purpose 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 Recorder

By _____ 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,

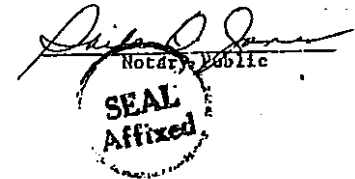
T31N, R48E SEC9 NE1 NW4
40 AC.
Roll - 01759
Dist - 40.
THAT title to said property was acquired by Affiant and said deceased
by (DEED) (CONTRACT FOR SALE OF REAL ESTATE) as JOINT TENANCY WITH THE
RIGHT OF SURVIVORSHIP as recorded in the Curlew County Recorder's
Office. THAT the value of the estate of 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"

WILL
OF
KATHRYN O'HARA

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

IDENTITY OF TESTATOR'S FAMILY

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

HAROLD GERARD O'HARA July 1, 1925

MARILYN MARIE BRODIGAN November 28, 1928

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

PROPERTY BEING DISPOSED

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

TANGIBLE PERSONAL PROPERTY

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

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

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
KATHRYN O'HARA

28
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. 19
13 Vanessa Livingston Oceanside, Ca. 92054
14 Donald P. Stanton residing at 1774 Terrace St.
15 DONALD P. STANTON Oceanside, Ca 92054
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RECORDED AT REQUEST OF
Ausso, Law, & Kerner, Butler & Ausso
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OFFICIAL RECORDS
EUREKA COUNTY, NEVADA
M.H. REBALEATI, RECORDER
FILE NO. 108369
Fees 16.00