

RECORDING REQUESTED BY:

Michael J. Valencia, Esq.

WHEN RECORDED, MAIL TO:

Michael J. Valencia, Esq.
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A Professional Corporation
600 El Camino Real
PO Box 279
San Bruno, California 94066-0279



8

AFFIDAVIT OF DEATH OF SETTLOR/TRUSTOR

NOTICE IS HEREBY GIVEN that KATHLEEN FLINT TALBOT, also known as KATE TALBOT, the person named in the attached certificate of death was the Settlor/Trustor/Trustee of THE KATE TALBOT TRUST DATED JUNE 3, 2016, AS AMENDED ON DECEMBER 21, 2018, DECEMBER 23, 2018, AND SEPTEMBER 15, 2021. KATHLEEN FLINT TALBOT died in the County of San Mateo, State of California on OCTOBER 10, 2021.

The following parcel of real property is among the assets of said Trust:

1. All rights, title, and interest in the following described real property in the City of Pacifica, County of San Mateo, State of California:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A
AND INCORPORATED HEREIN**

ROSS HACKETT DOWLING VALENCIA & WALT
A Professional Corporation
600 El Camino Real
PO Box 279
San Bruno, CA 94066
Telephone: (650) 588-0367
Facsimile: (650) 588-3413

(NON OWNER OCCUPIED – NON EXEMPT FROM SB2 FEE)

Commonly known as: 2338 Palmetto Avenue, #2
Pacifica, CA 94403

APN: 115-560-020-6

2. All rights, title, and interest in the following described real property in the City of Pacifica, County of San Mateo, State of California.

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT B
AND INCORPORATED HEREIN**

(NON OWNER OCCUPIED – NON EXEMPT FROM SB2 FEE)

Commonly known as: 491 Ebken Street
Pacifica, CA 94403

APN: 022-035-150

That the said KATE TALBOT TRUST DATED JUNE 3, 2016, AS AMENDED ON DECEMBER 21, 2018, DECEMBER 23, 2018, AND SEPTEMBER 15, 2021, was in full force and effect at the time of death of KATHLEEN FLINT TALBOT, also known as KATE TALBOT. That the Successor Co-Trustees duly appointed and presently acting of said Trust are RONALD L. TALBOT and SARAH ELLERBROCK, who agree to act as Trustees.

RONALD L. TALBOT and SARAH ELLERBROCK declare under penalty of perjury under the laws of the State of California that she has read the foregoing Declaration; that the same is true of her own knowledge, except as to those matters therein stated upon information and belief, and as to those matters, she believes them to be true.

//

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IN WITNESS WHEREOF, I have hereunto set my hand at San Bruno, California this

21st day of DECEMBER, 2021.

Ronald L. Talbot

RONALD L. TALBOT, Successor Co-Trustee of
THE KATE TALBOT TRUST DATED JUNE 3, 2016, AS
AMENDED ON DECEMBER 21, 2018, DECEMBER 23, 2018,
AND SEPTEMBER 15, 2021

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

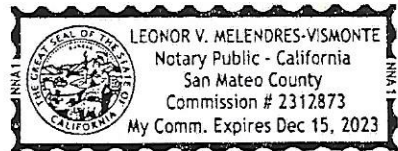
STATE OF CALIFORNIA)
) ss.
County of San Mateo)

Subscribed and sworn to (or affirmed) before me on this 21st day of December, 2021, by RONALD L. TALBOT, who proved to me on the basis of satisfactory evidence, to be the person(s) who appeared before me.

Leonor V. Melendres-Vismonte

Signature of Notary Public

(SEAL)



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27th IN WITNESS WHEREOF, I have hereunto set my hand at San Bruno, California this day of December, 2021.

Sarah O. Ellerbrock

SARAH ELLERBROCK, Successor Co-Trustee of THE KATE TALBOT TRUST DATED JUNE 3, 2016, AS AMENDED ON DECEMBER 21, 2018, DECEMBER 23, 2018, AND SEPTEMBER 15, 2021

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF WA)
County of KING) ss.

Subscribed and sworn to (or affirmed) before me on this 27th day of December 2021, by SARAH ELLERBROCK, who proved to me on the basis of satisfactory evidence, to be the person(s) who appeared before me.

(SEAL)



Inseok Cheong
Signature of Notary Public

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EXHIBIT A
LEGAL DESCRIPTION

THE PROPERTY IN THE CITY OF PACIFICA, SAN MATEO COUNTY, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCEL A:

UNIT NO. 2, AS DELINEATED UPON THAT CERTAIN MAP ENTITLED, "TWENTY THREE EIGHTY PALMETTO A CONDOMINIUM PROJECT", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON FEBRUARY 10, 2003 IN BOOK 132 OF MAPS AT PAGES 61 THROUGH 63.

EXCEPTING THEREFROM THE FOLLOWING:

- A) ANY AND ALL PORTIONS OF THE COMMON AREA LYING WITHIN SAID UNIT;
- B) NON-EXCLUSIVE EASEMENTS THROUGH SAID UNITS, APPURTENANT TO THE COMMON AREA AND ALL OTHER UNITS, FOR INGRESS AND EGRESS, SUPPORT AND REPAIR OF THE COMMON AREA AND ALL UNITS;
- C) NON-EXCLUSIVE EASEMENTS, APPURTENANT TO THE COMMON AREA, FOR ENCROACHMENT UPON THE AIR SPACE OF THE UNIT BY THOSE PORTIONS OF THE COMMON AREA LOCATED WITHIN THE UNIT.

PARCEL B:

- 1) AN EXCLUSIVE EASEMENT TO USE DECK AREA NO. D-2, AS SHOWN ON THE MAP;
- 2) AN EXCLUSIVE EASEMENT TO USE STORAGE AREA NO. S-2, AS SHOWN ON THE MAP;
- 3) AN EXCLUSIVE EASEMENT TO USE EXTERIOR PARKING SPACE NO. P-9, AS SHOWN ON THE MAP;

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PARCEL C:

AN UNDIVIDED ¼ INTEREST AS TENANTS IN COMMON WITH ALL OTHER UNIT OWNERS, IN AND TO THE COMMON AREA, AS SHOWN ON THE MAP.

EXCEPTING THEREFROM, EXCLUSIVE EASEMENTS FOR USE OF PARKING, DECKS AND STORAGE OTHER THAN THOSE SHOWN IN PARCEL "B", IN FAVOR OF THE UNITS, AS SHOWN ON THE MAP.

PARCEL D:

TOGETHER WITH THE FOLLOWING APPURTENANT BASEMENT, TO AND FOR THE BENEFIT OF THE COMMON AREA:

A. NON-EXCLUSIVE EASEMENTS THROUGH EACH UNIT, FOR SUPPORT, MAINTENANCE AND REPAIR OF THE COMMON AREA.

B. NON-EXCLUSIVE EASEMENTS FOR ENCROACHMENTS UPON THE AIR SPACE OF ALL THE UNITS, BY AND FOR THE PORTIONS OF THE COMMON AREA LYING WITHIN THE UNITS.

APN: 115-560-020-6

EXHIBIT B
LEGAL DESCRIPTION

THE PROPERTY IN THE CITY OF PACIFICA, SAN MATEO COUNTY, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

LOT 36, IN BLOCK 12, AS DESIGNATED ON THAT CERTAIN MAP ENTITLED "AMENDED AND SUPPLELMENTAL MAP OF ROCKAWAY BEACH", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO, STATE OF CALIFORNIA ON NOVEMBER 18, 1907 IN BOOK 5 OF MAPS AT PAGE 44.

APN: 022-035-150
JPN: 22-03-035-15

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STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

COUNTY OF SAN MATEO

HEALTH SYSTEM
SAN MATEO, CALIFORNIA

3052021256665 **CERTIFICATE OF DEATH** 3202141003954

STATE FILE NUMBER 3052021256665		LOCAL REGISTRATION NUMBER 3202141003954	
1 NAME OF DECEDENT - FIRST, MIDDLE, LAST KATHLEEN FLINT		3 LAST (FAMILY) TALBOT	
AKA ALSO KNOWN AS - Include full AKA (FIRST, MIDDLE, LAST)			
4 DATE OF BIRTH (month/day/yy) 06/20/1941		5 AGE Yrs 80	
9 BIRTH STATE/FOREIGN COUNTRY ENGLAND		10 SOCIAL SECURITY NUMBER 7350	
11 EVER IN U.S. ARMED FORCES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK		12 MARITAL STATUS/SOP (At time of Death) MARRIED	
13 EDUCATION - Highest Level/Degree (See worksheet on back) PROFESSIONAL		1415 WAS DECEDENT HISPANIC/LATIN/AMERICAN? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
16 DECEASED'S RACE - Up to 3 races may be listed (see worksheet on back) CAUCASIAN		7 DATE OF DEATH (month/day/yy) 10/10/2021	
17 USUAL OCCUPATION - Type of work for most of life DO NOT USE RETIRED REAL ESTATE AGENT		18 KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) REAL ESTATE	
19 YEARS IN OCCUPATION 20		20 DECEASED'S RESIDENCE (Street and number, or location) 2201 EISENADA WAY	
21 CITY SAN MATEO		22 COUNTY/PROVINCE SAN MATEO	
23 ZIP CODE 94403		24 YEARS IN COUNTY 22	
25 STATE/FOREIGN COUNTRY CA		26 INFORMANT'S NAME, RELATIONSHIP RONALD L TALBOT, HUSBAND	
27 INFORMANT'S MAILING ADDRESS (Street and number or rural route number, city or town, state and zip) 20 HUMBOLDT COURT, PACIFICA, CA 94403		28 NAME OF SURVIVING SPOUSE/SOP - FIRST RONALD	
29 MIDDLE L		30 LAST (BIRTH NAME) TALBOT	
31 NAME OF FATHER/PARENT - FIRST CHARLIE		32 MIDDLE L	
33 LAST FLINT		34 BIRTH STATE ENGLAND	
35 NAME OF MOTHER/PARENT - FIRST EDITH		36 MIDDLE UNKNOWN	
37 LAST (BIRTH NAME) UNKNOWN		38 BIRTH STATE ENGLAND	
39 DISPOSITION DATE (month/day/yy) 10/19/2021		40 PLACE OF FINAL DISPOSITION (RESIDENCE OF RONALD L TALBOT) 2201 EISENADA WAY, SAN MATEO, CA 94403	
41 TYPE OF DISPOSITION(S) CREMATE/RESIDENCE		42 SIGNATURE OF EMBALMER NOT EMBALMED	
43 LICENSE NUMBER		44 NAME OF FUNERAL ESTABLISHMENT TULIP CREMATION	
45 LICENSE NUMBER FD2322		46 SIGNATURE OF LOCAL REGISTRAR SCOTT MORROW MD	
47 DATE (month/day/yy) 10/18/2021		101 PLACE OF DEATH RESIDENCE WITH HOSPICE CARE	
102 IF HOSPITAL, SPECIFY ONE <input type="checkbox"/> Hosp <input type="checkbox"/> NURSING HOME/LTC <input checked="" type="checkbox"/> Home <input type="checkbox"/> Other		103 IF OTHER THAN HOSPITAL, SPECIFY ONE <input type="checkbox"/> Hosp <input type="checkbox"/> NURSING HOME/LTC <input checked="" type="checkbox"/> Home <input type="checkbox"/> Other	
104 COUNTY SAN MATEO		105 FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) 2201 EISENADA WAY	
106 CITY SAN MATEO		107 CAUSE OF DEATH IMMEDIATE CAUSE - (A) PERITONEAL CARCINOMATOSIS	
108 (B) MOS		109 ECNPS PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
110 (C) AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		111 (D) USED IN DETERMINING CAUSE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
112 OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 NONE		113 WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date) NO	
114 I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED: Decedent Attended Since: 10/08/2021 Decedent Last Seen Alive: 10/10/2021		115 SIGNATURE AND TITLE OF CERTIFIER SANDY TRIEU, MD 3190 CLEARVIEW WAY, SUITE 100, SAN MATEO, CA 94402	
116 TYPE OF CERTIFICATE A		117 LICENSE NUMBER A100915	
118 DATE (month/day/yy) 10/15/2021		119 I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED: MANNER OF DEATH: <input type="checkbox"/> Natural <input type="checkbox"/> Accidents <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined	
120 INJURED AT WORK? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK		121 INJURY DATE (month/day/yy)	
122 HOUR (24 Hours)		123 PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)	
124 DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)		125 LOCATION OF INJURY (Street and number or location, and city, and zip)	
126 SIGNATURE OF CORONER / DEPUTY CORONER		127 DATE (month/day/yy)	
128 TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		129 TYPE NAME, TITLE OF CORONER / DEPUTY CORONER	

CERTIFIED COPY OF VITAL RECORD
STATE OF CALIFORNIA, COUNTY OF SAN MATEO

This is a true and exact reproduction of the document officially registered and placed on file in the office of the SAN MATEO COUNTY HEALTH SYSTEM.

* 001-122293 *

DATE ISSUED 10/25/2021 Christina Ogden SCOTT MORROW, MD
HEALTH OFFICER AND REGISTRAR

This copy is not valid unless prepared on an engraved border, displaying the date, seal and signature of the County Health Officer.
Document Number: 2022-000722 Page 8 of 8

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

