RECORDING REQUESTED BY:

Michael J. Valencia, Esq.

WHEN RECORDED, MAIL TO:

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



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

Page 1 of 3

Document Number: 2022-000721 Page: 1 of 8

(NON OWNER OCCUPIED – NON EXEMPT FROM SB2 FEE)

Commonly known as:

2338 Palmetto Avenue, #2 Pacifica, CA 94403

APN: 115-560-020-6

 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.

11

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

ZIST day of DIECE MBIER, 2021.

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 <u>211</u> day of <u>December</u> 2021, by RONALD L. TALBOT, who proved to me on the basis of satisfactory evidence, to be the person(s) who appeared before me.

(SEAL)

Signature of Notary Public

LEONOR V. MELENDRES-VISMONTE
Notary Public - California
San Mateo County
Commission # 2312873
My Comm. Expires Dec 15, 2023

IN WITNESS WHEREOF, I have hereunto set my hand at San Bruno, California this day of <u>lecember</u>, 2021.

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) ss.

County of KING)

Subscribed and sworn to (or affirmed) before me on this 27 th day of <u>Secunders</u> 202, by SARAH ELLERBROCK, who proved to me on the basis of satisfactory evidence, to be the person(s) who appeared before me.

(SEAL)

PUBLIC OF WASHINGTON

Signature of Notary Public



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;

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 THOUSE 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 BEENFIT 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



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

OUNTY OF SAN MATEO

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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.

10/25/2021

Christina Ogden



