

AI# 4  
BDS: 12-10-19

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.

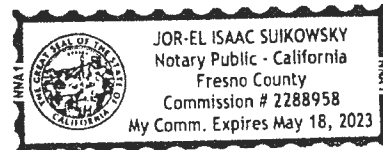
State of California                     )  
County of Fresno                    )

On December 6, 2019, before me, Jor-el Isaac Suirowsky, a Notary Public, personally appeared ALBERT C. VARELA, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

 (Seal)  
Signature



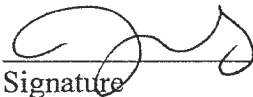
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California                     )  
County of Fresno                     )

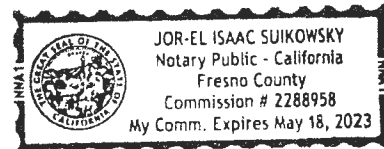
On December 6, 2019, before me, Jor-el Isaac Suikowsky, a Notary Public, personally appeared BARBARA AMPARANO, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

  
Signature

(Seal)



DECLARATION UNDER PENALTY OF PERJURY PURSUANT TO  
CALIFORNIA PROBATE CODE SECTION 13100  
FOR COLLECTION OF PERSONAL PROPERTY OF DECEASED  
NOT EXCEEDING \$150,000.00 IN VALUE

1. We, ALBERT C. VARELA and BARBARA AMPARANO (Birth certificate of Alberta Varela with birth date June 5, 1948, Decree from Fresno County Superior Court changing name from ALBERTA VARELA to BARBARA MARGARET AMPARANO dated January 8, 2018 and current California senior citizen ID card are collectively attached to this declaration as **Exhibit A**), are the children and successors to the entire interest of the property of LUPE V. VARELA (the "Decedent"). Decedent was an owner of the real property commonly known as APN 510-060-30 (the Property"). A true and correct copy of the deed reflecting this ownership is attached hereto as **Exhibit B**. Decedent was the daughter of ROSA SAINZ VASQUEZ, also known as ROSA VASQUEZ ("Life-Estate holder"). Life-Estate holder ROSA VASQUEZ was granted a life-estate in the Property by her children, including Decedent, by Grant Deed recorded August 11, 1987. A true and correct copy of this deed is attached hereto as **Exhibit C**. The Decedent survived the Life-Estate holder. Specifically, Decedent died March 7, 2000. The Life-Estate holder, ROSA VASQUEZ, died in the County of Fresno, California on June 7, 1998.

2. At least forty (40) days have elapsed since the death of the Decedent, as shown in the copy of the Decedent's death certificate attached to this Declaration as **Exhibit D**.

3. At least forty (40) days have elapsed since the death of the Life-Estate Holder, as shown in the copy of the previously filed certified copy of the Decedent's death certificate attached to this Declaration as **Exhibit E**.

4. No proceeding is now being or has been conducted in California for administration of

the Decedent's estate.

5. The current gross fair market value of Decedent's real and personal property in California, excluding the property described in section 13050 of the California Probate Code, does not exceed one hundred fifty thousand dollars (\$150,000.00).

6. The property of the Decedent that is to be paid, transferred, or delivered to the Declarants is described as follows:

Fresno County Auditor-Controller  
Treasurer-Tax Collector  
Claim for Excess Proceeds  
APN 510-060-30  
\$22,405.69

7. Decedent died without a Will and, under Section 6402 of the California Probate Code, we are the Decedent's sole heirs at law and the successors of the Decedent (as defined in section 13006 of the California Probate Code) as to one hundred percent (100%) of the Decedent's interest in the described property.

8. The Life-Estate holder's spouse, RAFAEL VASQUEZ, predeceased the Life-Estate holder, as shown on the copy of the death certificate attached to this Declaration as **Exhibit F**.

9. The Decedent, LUPE VARELA, survived the Life-Estate holder, but died not long thereafter, as shown on the copy of the death certificate attached to this Declaration as **Exhibit D**.

The Declarants are the children and heirs of Decedent LUPE VARELA.

10. No other person has a superior right to the interest of the Decedent in the described property.

11. Pursuant to the facts set forth above and Section 13100 et seq. of the California Probate Code, the Declarants request that all of the Property interest held by the estate of Decedent LUPE VARELA be paid, delivered, or transferred to the Declarants, in two equal shares.

12. The Declarants agree to hold harmless and indemnify you against all liability claims, demands, loss, damages, costs, and expense whatsoever, which you may incur or suffer by reason of the transfer, payment or delivery to the Declarants of any property pursuant hereto.

We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: December 3, 2019



ALBERT C. VARELA



BARBARA AMPARANO formerly known as  
ALBERTA VARELA

State of California  
DEPARTMENT OF  
PUBLIC HEALTH

This is to certify that  
this is a true copy of  
the document filed in  
this office.

UNLESS VALIDATED ON THE  
REVERSE, THIS CERTIFIED  
COPY IS ISSUED WITHOUT  
CHARGE FOR LIMITED USE  
UNDER AUTHORITY OF SEC-  
TIONS 6103 OR 6107 OF  
THE GOVERNMENT CODE.

*Lester B. Brown*  
LESTER BROWN, M. D.

STATE DIRECTOR OF PUBLIC HEALTH  
AND REGISTRAR OF VITAL STATISTICS

SEPTEMBER 26, 1966

1001 <i>V640</i>		2241 <i>V220</i>		STATE 48-094108	
1. CHILD'S FIRST NAME <b>ALBERTA</b>		12. MIDDLE NAME		10. LAST NAME <b>VARELA</b>	
2. SEX <b>Female</b>	3A. THIS BIRTH SINGLE, TWIN, OR OTHER?	3B. IF TWINS, GIVE DATE, TIME, AND PLACE OF BIRTH	4A. DATE OF BIRTH—MONTH, DAY, YEAR <b>June 5, 1948</b>	4B. HOUR	
5A. PLACE OF BIRTH—CITY OR TOWN (IF OUTSIDE SEPARATE LIST, WRITE RURAL AND NAME OF NEAREST TOWN) <b>Fresno</b>			5B. COUNTY <b>Fresno</b>		
5C. FULL NAME AND ADDRESS OF HOSPITAL OR INSTITUTION—(IF NOT IN HOSPITAL OR INSTITUTION, GIVE STREET ADDRESS OR LOCATION)					
6A. RESIDENCE OF MOTHER—STREET ADDRESS (IF RURAL, GIVE LOCATION) <b>Rt. 13 Box 651</b>			6B. COUNTY <b>Fresno</b>		
6C. CITY OR TOWN (IF OUTSIDE SEPARATE LIST, WRITE RURAL AND NAME OF NEAREST TOWN) <b>Fresno</b>			6D. STATE <b>California</b>		
7A. MAIDEN NAME OF MOTHER—FIRST NAME <b>LUF</b>	7B. MIDDLE NAME	7C. LAST NAME <b>VASQUEZ</b>	8. COLOR OR RACE OF MOTHER <b>white</b>		
9. AGE OF MOTHER (AT TIME OF THIS BIRTH) <b>19</b>	10. BIRTHPLACE (STATE OR FOREIGN COUNTRY) <b>Fresno, California</b>	11. MAILING ADDRESS OF MOTHER (IF DIFFERENT FROM USUAL RESIDENCE) <b>Same as above</b>			
12A. NAME OF FATHER—FIRST NAME <b>ALBERT</b>	12B. MIDDLE NAME	12C. LAST NAME <b>VARELA</b>	13. COLOR OR RACE OF FATHER <b>white</b>		
14. AGE OF FATHER (AT TIME OF THIS BIRTH) <b>19</b>	15. BIRTHPLACE (STATE OR FOREIGN COUNTRY) <b>Los Angeles, Calif.</b>	16A. USUAL OCCUPATION <b>Laborer</b>	16B. KIND OF BUSINESS OR INDUSTRY <b>Roseville Ice Plant</b>		
17A. SIGNATURE OF PARENT OR OTHER INFORMANT <b>Mrs. A. Varela</b>		17B. DATE SIGNED	17C. DATE SIGNED		
18A. SIGNATURE OF ATTENDANT <i>P. S. King</i>		18B. DATE SIGNED <i>M.D.</i>	19. ADDRESS <b>Fresno, California</b>		
19. DATE RECEIVED BY LOCAL REGISTRAR <b>6/17/48</b>		20. SIGNATURE OF LOCAL REGISTRAR <b>Wm. F. Stein, M. D.</b>		21. DATE ON WHICH GIVEN NAME ADDED	

EXHIBIT A-1

PETITIONER OR ATTORNEY (Name, State Bar number, and address): Alberta Varela 6030 North Briarwood Avenue Fresno, California 93711  TELEPHONE NO. (559) 259-5102 FAX NO. (Optional): E-MAIL ADDRESS (Optional): ATTORNEY FOR (Name): In Pro Per		<div style="text-align: center; font-size: 2em; font-weight: bold;">FILED</div> <div style="text-align: center;">JAN 08 2018</div> <div style="text-align: center;">FRESNO SUPERIOR COURT</div> <div style="text-align: center;">By _____ DEPT. 401-DEPUTY</div>
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Fresno STREET ADDRESS 1130 O Street MAILING ADDRESS: CITY AND ZIP CODE: Fresno 93721 BRANCH NAME: B.F. Sisk Courthouse		
PETITION OF (Name of each petitioner): Alberta Varela  <div style="text-align: right;">FOR CHANGE OF NAME</div>		
DECREE CHANGING NAME		CASE NUMBER: 17CE CG 04033

1. The petition was duly considered:
- a. ☒ at the hearing on (date): **JAN 08 2018** in Courtroom: **401** of the above-entitled court.
- b. ☐ without hearing.

#### THE COURT FINDS

2. a. All notices required by law have been given.
- b. Each person whose name is to be changed identified in item 3 below
- (1) ☒ is not ☐ is under the jurisdiction of the Department of Corrections, and
- (2) ☒ is not ☐ is required to register as a sex offender under section 290 of the Penal Code.
- These determinations were made ☐ by using CLETS/CJIS ☐ based on information provided to the clerk of the court by a local law enforcement agency.
- c. ☐ No objections to the proposed change of name were made.
- d. ☐ Objections to the proposed change of name were made by (name):
- e. it appears to the satisfaction of the court that all the allegations in the petition are true and sufficient and that the petition should be granted.
- f. ☐ Other findings (if any):

#### THE COURT ORDERS

3. The name of

<u>Present name</u>		<u>New name</u>
a. Alberta Varela	is changed to	Barbara Maragret Amparano
b. _____	is changed to	_____
c. _____	is changed to	_____
d. _____	is changed to	_____
e. _____	is changed to	_____

☐ Additional name changes are listed on Attachment 3.

Date:

1/8/18


  
 JUDGE OF THE SUPERIOR COURT  
☐ SIGNATURE OF JUDGE FOLLOWS LAST ATTACHMENT





EXHIBIT A-3



JANUARY 31, 1978

RECORDING REQUESTED BY **11010**

AND WHEN RETURNED MAIL TO

Rafael Vasquez  
4821 W. Santa Ana  
Fresno, Co., 93711

RECORDED IN OFFICIAL RECORDS OF  
FRESNO COUNTY, CALIFORNIA  
JAN 31 1978  
BOOK 6962 PAGE 588

DOCUMENTARY TRANSFER TAX \$ TWO  
Computed On Full Value Of Property Conveyed  
Of County of Fresno 1/31/78 less than And  
Exemption Applying At Time Of Sale.  
Signature of Recorder or Agent duly qualified to File Name

as above

**Grant Deed** D.T.T. & DATE

FOR A VALUABLE CONSIDERATION, some of which is hereby acknowledged,

RAFAEL VASQUEZ and ROSA VASQUEZ, Husband and Wife,

hereby GRANT(S) to SALLY V. SANCHEZ, a Married Woman as her separate property, LUPE V. VARELA, a Married Woman as her separate property, LERA V. FLORES, a Married Woman as her separate property & ANGELINA V. NAVARRO, a Married Woman as her separate property

the following described real property in the  
County of Fresno State of California:

Commencing 200' South of the Northeast corner of Lot 10, De Witt Colony, according to the map recorded May 25, 1891, Book 4, page 72 of Plats, Fresno County Records; thence, Southerly along the East line of said lot a distance of 159.80 feet; thence, Westerly parallel with the North line of said Lot 10; thence, 130.00 feet; thence Northerly, parallel with the East line of said Lot, 359.80 feet to a point on the North line of Lot 10; thence, Easterly, 70.00 feet along the North line of said lot; thence Southerly 200.00 feet; thence Easterly 50.00 feet to the point of beginning;

RESERVING AND RESERVEING unto the Grantors herein, a life estate in and to the above described property for and during the term of their natural lives.

This deed is made to correct the description of a previous deed dated January 5, 1978, and recorded January 11, 1978 as Document #3562, in Book 6350, Page 389.

Dated January 27, 1978

STATE OF CALIFORNIA }  
COUNTY OF Fresno } ss.  
On January 27, 1978 before me, the undersigned, a Notary Public in and for said State, personally appeared Rafael Vasquez and Rosa Vasquez  
known to me  
to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.  
WITNESS my hand and official seal.

Notary Public  
Harlen G. Harvey  
Name (Typed or Printed)

OFFICIAL SEAL  
HARLEN G. HARVEY  
NOTARY PUBLIC - CALIFORNIA  
NOTARY BOND FILED IN  
FRESNO COUNTY  
My Commission Expires October 31, 1980

Title Order No. Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Order No. Escrow No. Loan No.  WHEN RECORDED MAIL TO: <i>Adeline J. Varea</i> <i>2518 W. 2nd Avenue</i> <i>Yuba City, CA 93705</i>	<b>87098427</b>  <div style="border: 1px solid black; padding: 5px; display: inline-block;">           RECORDED IN OFFICIAL RECORDS OF            FRESNO COUNTY, CALIFORNIA            AT 10 MIN. PAST 11 A.M.  <b>AUG 11 1987</b>            SALLY LARSEN,            County Recorder         </div> <div style="display: inline-block; vertical-align: top; margin-left: 10px;">           FEE  <b>\$5</b> </div>
SPACE ABOVE THIS LINE FOR RECORDERS USE	
MAIL TAX STATEMENTS TO:	DOCUMENTARY TRANSFER TAX \$ <u>1.00</u> <small>Computed on the consideration or value of property conveyed; OR          Computed on the consideration or value less liens or encumbrances          existing at time of sale.</small> <i>Adeline J. Varea</i> <small>Signature of Deedmaker or Agent Conveying tax - Firm Name</small>

**GRANT DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged  
 SALLY V. SANCHEZ, a married woman as her separate property, *JOSE V. VARELA*, a married  
 woman as her separate property, *LENA V. FLORES*, a married woman as her separate property  
 & *ANGELINA V. NAYAZO*, a married woman as her separate property (deceased March 23, 1987)  
 hereby GRANT(S) to *SALLY V. SANCHEZ*, a married woman as her separate property, *JOSE V. VARELA*,  
 a married woman as her separate property, *LENA V. FLORES*, a married woman as her separate  
 property, *RAFAEL S. VASQUEZ*, a married man as his separate property, *ROBERTO NAYAZO*, a married  
 man as his separate property, *STEVEN NAYAZO*, a single man & *PATRICIA NAYAZO*, a married woman  
 the real property in the City of  
 County of FRESNO State of California, described as

Commencing 200' South of the Northeast corner of Lot 10, De Flint Colony,  
 according to the map recorded May 25, 1951, Book 4, page 72 of Maps, Fresno  
 County, Records; thence, Southerly along the East line of said Lot a distance  
 of 159.50 feet; thence, Westerly parallel with the North line of said Lot 10;  
 thence, 136.00 feet; thence Northerly, parallel with the East line of said  
 Lot, 359.80 feet to a point on the North line of Lot 10; thence, Easterly  
 70.00 feet along the North line of said Lot; thence Southerly 200.00 feet;  
 thence, Easterly 60.00 feet to the point of beginning.

EXCEPTING AND RESERVING unto the Grantors herein, a life estate in and to  
 the above described property for and during the term of their natural lives.

This deed is made to correct the description of a previous deed dated  
 January 6, 1978, and recorded January 11, 1978 as Document #3562, in  
 Book 6950, Page 389.

Dated August 7, 1987

STATE OF CALIFORNIA  
 COUNTY OF Fresno

On August 7, 1987

before me, the undersigned, a Notary Public in and for said State, per-  
 sonally appeared

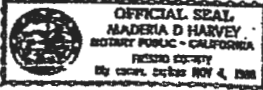
Sally V. Sanchez; Jose V. Flores  
and Lena V. Varea

personally known to me (or proved to me on the basis of satisfactory  
 evidence) to be the person(s) whose name(s) here subscribed to the  
 within instrument and acknowledged to me that he/she/they executed  
 the same

WITNESS my hand and official seal.

Signature Madera D. Harvey

*Sally V. Sanchez*  
*Jose V. Flores*  
*Lena Varea*



117 F. Fresno, CA 93701  
 (This area for official material seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FRESNO COUNTY RECORDERS OFFICE

AUG 11 1987

EXHIBIT C

# STATE OF CALIFORNIA

## CERTIFICATION OF VITAL RECORD

### COUNTY of FRESNO

FRESNO, CALIFORNIA

#### CERTIFICATE OF DEATH

3200010 001201

STATE FILE NUMBER		STATE OF CALIFORNIA VITAL RECORDS SECTION, TWO HUNDRED WINTERGATE DRIVE, SACRAMENTO, CALIF. 95834		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEASED - FIRST (GIVEN)		2. MIDDLE		3. LAST (FAMILY)	
Dupe				Varela	
4. DATE OF BIRTH MM/DD/CCYY		5. AGE YEARS		6. SEX	
09/08/1928		71		F	
7. DATE OF DEATH MM/DD/CCYY		8. HOUR		9. TIME	
03/07/2000		1325			
10. STATE OF BIRTH		11. SOCIAL SECURITY NO.		12. MARRIAGE STATUS	
CA				Married	
13. EDUCATION - YEARS COMPLETED		14. RACE		15. MARRIAGE - SPECIFY	
10		Caucasian		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
16. OCCUPATION		17. KIND OF BUSINESS		18. USUAL EMPLOYER	
Owner/Manager		Restaurant		Speedy Zapatos	
19. YEARS IN OCCUPATION		20. RESIDENCE - (STREET AND NUMBER OR LOCATION)		21. CITY	
26		547 W. Paul		Fresno	
22. COUNTY		23. ZIP CODE		24. YES OR NO	
Fresno		93704		71	
25. NAME OF SURVIVING SPOUSE - FIRST		26. MIDDLE		27. LAST (MAIDEN NAME)	
Albert				Varela Sr.	
28. NAME OF FATHER - FIRST		29. MIDDLE		30. LAST (MAIDEN NAME)	
Rafael				Varela Sr.	
31. NAME OF MOTHER - FIRST		32. MIDDLE		33. LAST (MAIDEN NAME)	
Rosa				Salazar	
34. DATE MM/DD/CCYY		35. PLACE OF FINAL DISPOSITION		36. COUNTY	
03/11/2000		Fresno Memorial Gardens		Fresno, CA	
37. TYPE OF DISPOSITION		38. SIGNATURE OF LICENSED		39. LICENSE NO.	
Burial		Doris D. Walsh		5234	
40. NAME OF FUNERAL DIRECTOR		41. LICENSE NO.		42. SIGNATURE OF LOCAL REGISTRAR	
Abbey Funeral & Crem Ser		FD-1579		Doris D. Walsh	
43. PLACE OF DEATH		44. IF HOSPITAL, SPECIFY ONE		45. FACILITY OTHER THAN HOSPITAL	
Kaiser Perman Med Ctr		<input checked="" type="checkbox"/> In <input type="checkbox"/> Out <input type="checkbox"/> DOA		<input type="checkbox"/> Conv. Hosp. <input type="checkbox"/> Res. Care <input type="checkbox"/> Other	
46. STREET ADDRESS - STREET AND NUMBER OR LOCATION		47. CITY		48. COUNTY	
7300 N. Fresno Street		Fresno		Fresno	
49. DEATH WAS CAUSED BY: ENTER ONLY ONE CAUSE PER LINE FOR A, B, C, AND D		50. DEATH REPORTED TO CORONER		51. DEATH REPORTED TO CORONER	
(A) Acute Myocardial Infarction		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
(B) Coronary Atherosclerosis		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
(C)		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
(D)		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
52. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 49					
Rheumatoid Arthritis, Anemia					
53. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 49 OR 52? IF YES, LIST TYPE OF OPERATION AND DATE.					
54. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSE STATED.		55. SIGNATURE OF REGISTRAR		56. LICENSE NO.	
04/21/1989		02/23/2000		GS1665	
57. TYPE OF INJURY - (FACILITY NAME, ADDRESS, ZIP)		58. INJURY DATE MM/DD/CCYY		59. HOUR	
Patrick A. Golden MD - 1187 E. Herndon, Fresno, CA 93720					
60. I CERTIFY THAT IN MY OPINION, DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSE STATED.		61. INJURY AT WORK		62. INJURY DATE MM/DD/CCYY	
		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
63. MANNER OF DEATH		64. DESCRIBE HOW INJURY OCCURRED - EVENTS WHICH RESULTED IN INJURY		65. LOCATION (STREET AND NUMBER OR LOCATION AND CITY, ZIP)	
<input type="checkbox"/> Natural <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Poisoning <input type="checkbox"/> Investigation <input type="checkbox"/> Unknown					
66. SIGNATURE OF CORONER OR DEPUTY CORONER		67. DATE MM/DD/CCYY		68. TYPED NAME, TITLE OF CORONER OR DEPUTY CORONER	
69. STATE REGISTRAR		70. FAX AUTH. NO.		71. CENSUS TRACT	
A B C D E F G H		95645			

CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA  
COUNTY OF FRESNO

DATE ISSUED

AUG 04 2016

\* 000418275 \*

This is a true and exact reproduction of the document officially registered and placed on file in the OFFICE OF THE FRESNO COUNTY RECORDER.

EXHIBIT D

PAUL DICTOS, C.F.R.  
COUNTY RECORDER

This copy not valid unless prepared on engraved border displaying seal and signature of Recorder.  
FRENCH 82016

**CERTIFICATION OF VITAL RECORD**

# COUNTY of FRESNO

FRESNO, CALIFORNIA

3 051998074758

**CERTIFICATE OF DEATH**

3199810 002613

STATE FILE NUMBER		STATE OF CALIFORNIA		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEASED - FIRST		2. MIDDLE		3. LAST (FAMILY)	
ROSA		SAINZ		VASQUEZ	
4. DATE OF BIRTH M/D/Y		5. AGE YRS.		6. DATE OF DEATH M/D/Y	
07/06/1904		93		06/07/1998	
7. STATE OF BIRTH		8. SOCIAL SECURITY NO.		9. MARRIAGE SERVICE	
ARIZONA				MARRIED	
10. RACE		11. MARRIAGE SERVICE		12. MARITAL STATUS	
CAUCASIAN		MEX/AMER		WIDOWED	
13. OCCUPATION		14. YEARS IN OCCUPATION		15. EDUCATION - YEARS COMPLETE	
HOMEMAKER		OWN HOME		2	
16. RESIDENCE - STREET AND NUMBER OR LOCATION					
4621 W SANTA ANNA					
17. CITY		18. COUNTY		19. ZIP CODE	
FRESNO		FRESNO		93705	
20. NAME OF RELATIONSHIP		21. MARITAL ADDRESS (STREET AND NUMBER OR RURAL ROUTE NUMBER, CITY OR TOWN, STATE, ZIP)			
ADRIANA FLORES		2808 W INDIANAPOLIS FRESNO CA 93705			
22. NAME OF SPOUSE - FIRST		23. MIDDLE		24. LAST (FAMILY NAME)	
PASCUAL				SAINZ	
25. NAME OF FATHER - FIRST		26. MIDDLE		27. LAST (FAMILY NAME)	
FRANCISCA				MENDOZA	
28. DATE MARRIED M/D/Y		29. PLACE OF FINAL DISPOSITION		30. LICENSE NO.	
06/12/1998		ST. PETERS CEMETERY FRESNO, CA		8455	
31. TYPE OF DISPOSITION		32. SIGNATURE OF REGISTRAR		33. DATE MARRIED M/D/Y	
BURIAL		<i>[Signature]</i>		06/11/1998	
34. NAME OF FUNERAL DIRECTOR		35. SIGNATURE OF LOCAL REGISTRAR		36. DATE MARRIED M/D/Y	
TINKLER FUNERAL CHAPEL & CREM		ED-281		06/11/1998	
37. NAME OF DEATH		38. IF HOSPITAL, SPECIFY OPEN		39. FACILITY (HOSPITAL OR OTHER)	
BEVERLY MANOR		<input checked="" type="checkbox"/> HOSPITAL		FRESNO	
40. STREET ADDRESS - STREET AND NUMBER OR LOCATION		41. CITY		42. COUNTY	
2715 FRESNO STREET		FRESNO		FRESNO	
43. DATE OF DEATH		44. CAUSE OF DEATH		45. MEDICAL HISTORY	
06/07/1998		CARDIAC ARREST		15 YRS.	
46. DUE TO		47. CORONARY ATHEROSCLEROSIS		100. SECURITY PERFORMED	
DUE TO (A)		DUE TO (B)		<input checked="" type="checkbox"/> YES	
DUE TO (C)		DUE TO (D)		<input checked="" type="checkbox"/> YES	
DUE TO (E)		DUE TO (F)		<input checked="" type="checkbox"/> YES	
DUE TO (G)		DUE TO (H)		<input checked="" type="checkbox"/> YES	
DUE TO (I)		DUE TO (J)		<input checked="" type="checkbox"/> YES	
DUE TO (K)		DUE TO (L)		<input checked="" type="checkbox"/> YES	
DUE TO (M)		DUE TO (N)		<input checked="" type="checkbox"/> YES	
DUE TO (O)		DUE TO (P)		<input checked="" type="checkbox"/> YES	
DUE TO (Q)		DUE TO (R)		<input checked="" type="checkbox"/> YES	
DUE TO (S)		DUE TO (T)		<input checked="" type="checkbox"/> YES	
DUE TO (U)		DUE TO (V)		<input checked="" type="checkbox"/> YES	
DUE TO (W)		DUE TO (X)		<input checked="" type="checkbox"/> YES	
DUE TO (Y)		DUE TO (Z)		<input checked="" type="checkbox"/> YES	
DUE TO (AA)		DUE TO (AB)		<input checked="" type="checkbox"/> YES	
DUE TO (AC)		DUE TO (AD)		<input checked="" type="checkbox"/> YES	
DUE TO (AE)		DUE TO (AF)		<input checked="" type="checkbox"/> YES	
DUE TO (AG)		DUE TO (AH)		<input checked="" type="checkbox"/> YES	
DUE TO (AI)		DUE TO (AJ)		<input checked="" type="checkbox"/> YES	
DUE TO (AK)		DUE TO (AL)		<input checked="" type="checkbox"/> YES	
DUE TO (AM)		DUE TO (AN)		<input checked="" type="checkbox"/> YES	
DUE TO (AO)		DUE TO (AP)		<input checked="" type="checkbox"/> YES	
DUE TO (AQ)		DUE TO (AR)		<input checked="" type="checkbox"/> YES	
DUE TO (AS)		DUE TO (AT)		<input checked="" type="checkbox"/> YES	
DUE TO (AU)		DUE TO (AV)		<input checked="" type="checkbox"/> YES	
DUE TO (AW)		DUE TO (AX)		<input checked="" type="checkbox"/> YES	
DUE TO (AY)		DUE TO (AZ)		<input checked="" type="checkbox"/> YES	
DUE TO (BA)		DUE TO (BB)		<input checked="" type="checkbox"/> YES	
DUE TO (BC)		DUE TO (BD)		<input checked="" type="checkbox"/> YES	
DUE TO (BE)		DUE TO (BF)		<input checked="" type="checkbox"/> YES	
DUE TO (BG)		DUE TO (BH)		<input checked="" type="checkbox"/> YES	
DUE TO (BI)		DUE TO (BJ)		<input checked="" type="checkbox"/> YES	
DUE TO (BK)		DUE TO (BL)		<input checked="" type="checkbox"/> YES	
DUE TO (BM)		DUE TO (BN)		<input checked="" type="checkbox"/> YES	
DUE TO (BO)		DUE TO (BP)		<input checked="" type="checkbox"/> YES	
DUE TO (BQ)		DUE TO (BR)		<input checked="" type="checkbox"/> YES	
DUE TO (BS)		DUE TO (BT)		<input checked="" type="checkbox"/> YES	
DUE TO (BU)		DUE TO (BV)		<input checked="" type="checkbox"/> YES	
DUE TO (BW)		DUE TO (BX)		<input checked="" type="checkbox"/> YES	
DUE TO (BY)		DUE TO (BZ)		<input checked="" type="checkbox"/> YES	
DUE TO (CA)		DUE TO (CB)		<input checked="" type="checkbox"/> YES	
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DUE TO (CE)		DUE TO (CF)		<input checked="" type="checkbox"/> YES	
DUE TO (CG)		DUE TO (CH)		<input checked="" type="checkbox"/> YES	
DUE TO (CI)		DUE TO (CJ)		<input checked="" type="checkbox"/> YES	
DUE TO (CK)		DUE TO (CL)		<input checked="" type="checkbox"/> YES	
DUE TO (CM)		DUE TO (CN)		<input checked="" type="checkbox"/> YES	
DUE TO (CO)		DUE TO (CP)		<input checked="" type="checkbox"/> YES	
DUE TO (CQ)		DUE TO (CR)		<input checked="" type="checkbox"/> YES	
DUE TO (CS)		DUE TO (CT)		<input checked="" type="checkbox"/> YES	
DUE TO (CU)		DUE TO (CV)		<input checked="" type="checkbox"/> YES	
DUE TO (CW)		DUE TO (CX)		<input checked="" type="checkbox"/> YES	
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DUE TO (DA)		DUE TO (DB)		<input checked="" type="checkbox"/> YES	
DUE TO (DC)		DUE TO (DD)		<input checked="" type="checkbox"/> YES	
DUE TO (DE)		DUE TO (DE)		<input checked="" type="checkbox"/> YES	
DUE TO (DF)		DUE TO (DF)		<input checked="" type="checkbox"/> YES	
DUE TO (DG)		DUE TO (DG)		<input checked="" type="checkbox"/> YES	
DUE TO (DH)		DUE TO (DH)		<input checked="" type="checkbox"/> YES	
DUE TO (DI)		DUE TO (DI)		<input checked="" type="checkbox"/> YES	
DUE TO (DJ)		DUE TO (DJ)		<input checked="" type="checkbox"/> YES	
DUE TO (DK)		DUE TO (DK)		<input checked="" type="checkbox"/> YES	
DUE TO (DL)		DUE TO (DL)		<input checked="" type="checkbox"/> YES	
DUE TO (DM)		DUE TO (DM)		<input checked="" type="checkbox"/> YES	
DUE TO (DN)		DUE TO (DN)		<input checked="" type="checkbox"/> YES	
DUE TO (DO)		DUE TO (DO)		<input checked="" type="checkbox"/> YES	
DUE TO (DP)		DUE TO (DP)		<input checked="" type="checkbox"/> YES	
DUE TO (DQ)		DUE TO (DQ)		<input checked="" type="checkbox"/> YES	
DUE TO (DR)		DUE TO (DR)		<input checked="" type="checkbox"/> YES	
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DUE TO (DT)		DUE TO (DT)		<input checked="" type="checkbox"/> YES	
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DUE TO (DV)		DUE TO (DV)		<input checked="" type="checkbox"/> YES	
DUE TO (DW)		DUE TO (DW)		<input checked="" type="checkbox"/> YES	
DUE TO (DX)		DUE TO (DX)		<input checked="" type="checkbox"/> YES	
DUE TO (DY)		DUE TO (DY)		<input checked="" type="checkbox"/> YES	
DUE TO (DZ)		DUE TO (DZ)		<input checked="" type="checkbox"/> YES	
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DUE TO (EB)		DUE TO (EB)		<input checked="" type="checkbox"/> YES	
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DUE TO (ED)		DUE TO (ED)		<input checked="" type="checkbox"/> YES	
DUE TO (EE)		DUE TO (EE)		<input checked="" type="checkbox"/> YES	
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DUE TO (EM)		DUE TO (EM)		<input checked="" type="checkbox"/> YES	
DUE TO (EN)		DUE TO (EN)		<input checked="" type="checkbox"/> YES	
DUE TO (EO)		DUE TO (EO)		<input checked="" type="checkbox"/> YES	
DUE TO (EP)		DUE TO (EP)		<input checked="" type="checkbox"/> YES	
DUE TO (EQ)		DUE TO (EQ)		<input checked="" type="checkbox"/> YES	
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DUE TO (FL)		DUE TO (FL)		<input checked="" type="checkbox"/> YES	
DUE TO (FM)		DUE TO (FM)		<input checked="" type="checkbox"/> YES	
DUE TO (FN)		DUE TO (FN)		<input checked="" type="checkbox"/> YES	
DUE TO (FO)		DUE TO (FO)		<input checked="" type="checkbox"/> YES	
DUE TO (FP)		DUE TO (FP)		<input checked="" type="checkbox"/> YES	
DUE TO (FQ)		DUE TO (FQ)		<input checked="" type="checkbox"/> YES	
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DUE TO (GE)		DUE TO (GE)		<input checked="" type="checkbox"/> YES	
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DUE TO (GG)		DUE TO (GG)		<input checked="" type="checkbox"/> YES	
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DUE TO (GK)		DUE TO (GK)		<input checked="" type="checkbox"/> YES	
DUE TO (GL)		DUE TO (GL)		<input checked="" type="checkbox"/> YES	
DUE TO (GM)		DUE TO (GM)		<input checked="" type="checkbox"/> YES	
DUE TO (GN)		DUE TO (GN)		<input checked="" type="checkbox"/> YES	
DUE TO (GO)		DUE TO (GO)		<input checked="" type="checkbox"/> YES	
DUE TO (GP)		DUE TO (GP)		<input checked="" type="checkbox"/> YES	
DUE TO (GQ)		DUE TO (GQ)		<input checked="" type="checkbox"/> YES	
DUE TO (GR)		DUE TO (GR)		<input checked="" type="checkbox"/> YES	
DUE TO (GS)		DUE TO (GS)		<input checked="" type="checkbox"/> YES	
DUE TO (GT)		DUE TO (GT)		<input checked="" type="checkbox"/> YES	
DUE TO (GU)		DUE TO (GU)		<input checked="" type="checkbox"/> YES	
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DUE TO (HW)		DUE TO (HW)		<input checked="" type="checkbox"/> YES	
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DUE TO (IF)		DUE TO (IF)		<input checked="" type="checkbox"/> YES	
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DUE TO (IH)		DUE TO (IH)		<input checked="" type="checkbox"/> YES	
DUE TO (II)		DUE TO (II)		<input checked="" type="checkbox"/> YES	
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DUE TO (IN)		DUE TO (IN)		<input checked="" type="checkbox"/> YES	
DUE TO (IO)		DUE TO (IO)		<input checked="" type="checkbox"/> YES	
DUE TO (IP)		DUE TO (IP)		<input checked="" type="checkbox"/> YES	
DUE TO (IQ)		DUE TO (IQ)		<input checked="" type="checkbox"/> YES	
DUE TO (IR)		DUE TO (IR)		<input checked="" type="checkbox"/> YES	



**FRESNO, CALIFORNIA**

1008 02146

STATE FILE NUMBER		STATE OF CALIFORNIA		LOCAL IDENTIFICATION NUMBER AND COUNTY OF RESIDENCE	
1A. NAME OF DECEASED—PRINT		1B. SEX	1C. LAST	1D. DATE OF DEATH	1E. YEAR OF DEATH
RAPAZ		M.	VASQUEZ	June 29, 1987	100
2. RACE		3. BUILD/STATURE	4. D. BIRTH/PLACE OF BIRTH	5. DATE OF BIRTH	6. AGE
Female, White		5' 10"	155-160	January 07, 1938	49
7. E. PLACE OF BIRTH		8. NAME AND ADDRESS OF PLACE OF BIRTH		9. NAME AND ADDRESS OF PLACE OF BIRTH	
AZ		Rafael Vasquez - AZ		Guadalupe Montiel - AZ	
10. COUNTRY OF BIRTH		11. D. BIRTH/PLACE OF BIRTH	12. BIRTH/PLACE OF BIRTH	13. BIRTH/PLACE OF BIRTH	14. BIRTH/PLACE OF BIRTH
USA		15	15	15	15
15. OCCUPATION		16. OCCUPATION	17. OCCUPATION	18. OCCUPATION	19. OCCUPATION
Plasterer		12	N.E. Summers	Contractor	
10A. COUNTY OF BIRTH		10B. COUNTY OF BIRTH		10C. COUNTY OF BIRTH	
Fresno		Fresno		Fresno	
11A. PLACE OF DEATH		11B. PLACE OF DEATH		11C. PLACE OF DEATH	
Community Hospital		Fresno		Fresno	
12A. STREET ADDRESS		12B. STREET ADDRESS		12C. STREET ADDRESS	
Fresno & R Street		Fresno		Fresno	
13. CAUSE OF DEATH		14. CAUSE OF DEATH		15. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
16. CAUSE OF DEATH		17. CAUSE OF DEATH		18. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
19. CAUSE OF DEATH		20. CAUSE OF DEATH		21. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
22. CAUSE OF DEATH		23. CAUSE OF DEATH		24. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
25. CAUSE OF DEATH		26. CAUSE OF DEATH		27. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
28. CAUSE OF DEATH		29. CAUSE OF DEATH		30. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
31. CAUSE OF DEATH		32. CAUSE OF DEATH		33. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
34. CAUSE OF DEATH		35. CAUSE OF DEATH		36. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
37. CAUSE OF DEATH		38. CAUSE OF DEATH		39. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
40. CAUSE OF DEATH		41. CAUSE OF DEATH		42. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
43. CAUSE OF DEATH		44. CAUSE OF DEATH		45. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
46. CAUSE OF DEATH		47. CAUSE OF DEATH		48. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
49. CAUSE OF DEATH		50. CAUSE OF DEATH		51. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
52. CAUSE OF DEATH		53. CAUSE OF DEATH		54. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
55. CAUSE OF DEATH		56. CAUSE OF DEATH		57. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
58. CAUSE OF DEATH		59. CAUSE OF DEATH		60. CAUSE OF DEATH	
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61. CAUSE OF DEATH		62. CAUSE OF DEATH		63. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
64. CAUSE OF DEATH		65. CAUSE OF DEATH		66. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
67. CAUSE OF DEATH		68. CAUSE OF DEATH		69. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
70. CAUSE OF DEATH		71. CAUSE OF DEATH		72. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
73. CAUSE OF DEATH		74. CAUSE OF DEATH		75. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
76. CAUSE OF DEATH		77. CAUSE OF DEATH		78. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
79. CAUSE OF DEATH		80. CAUSE OF DEATH		81. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
82. CAUSE OF DEATH		83. CAUSE OF DEATH		84. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
85. CAUSE OF DEATH		86. CAUSE OF DEATH		87. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
88. CAUSE OF DEATH		89. CAUSE OF DEATH		90. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
91. CAUSE OF DEATH		92. CAUSE OF DEATH		93. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
94. CAUSE OF DEATH		95. CAUSE OF DEATH		96. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
97. CAUSE OF DEATH		98. CAUSE OF DEATH		99. CAUSE OF DEATH	
Pneumonia		Pneumonia		Pneumonia	
100. CAUSE OF DEATH		101. CAUSE OF DEATH		102. CAUSE OF DEATH	
Pneumonia					

# EXHIBIT

**CERTIFIED COPY OF VITAL RECORDS**

STATE OF CALIFORNIA  
COUNTY OF FRESNO:

DATE ISSUED

MAR 10 2017

000446533

This is a true and exact reproduction of the document officially registered and placed on file in the OFFICE OF THE FRESNO COUNTY RECORDER.

This copy not valid unless obtained on photocopied holder displaying seal and signature of Recorder

PAUL DIGROS, C.P.A.  
COUNTY RECORDER



Item #4  
12-10-2019

ELMER E. SHEPARD (1861-1935)  
CHESTER E. SHEPARD (1890-1954)  
JOHN E. SHEPARD (1917-2001)  
PAULETTE JANIAN (Retired)  
JEFF S. SHEPARD

SHEPARD, SHEPARD & JANIAN  
ATTORNEYS AT LAW  
P.O. BOX 407  
SELMA, CALIFORNIA 93662-0407  
Founded in 1883

TELEPHONE: (559) 896-2111  
FACSIMILE: (559) 896-0317  
OFFICE LOCATION:  
1814 E. FRONT STREET  
SELMA, CALIFORNIA

December 10, 2019

Chairman Nathan Magsig  
Fresno County Board of Supervisors  
2281 Tulare Street, Room 301  
Fresno, CA 93721

Re: #144 Tygart

Dear Chairman Magsig and Members of the Board:

I am submitting for your perusal a copy of the Jensen Irrevocable Trust created by Leonard Jensen. On Exhibit "A" of said trust it lists the property that is the subject of this appeal, Fresno County APN: 140-120-06.

I am also submitting the Decree of Distribution where the property was left one-half to Marie Tygart and one-half to her brother, Leonard Jensen, Jr. Thereafter, Leonard Jensen, Jr. deeded his interest in the property to his father, Leonard L. Jensen. A copy of that deed is enclosed. Thereafter, Leonard L. Jensen established the Jensen Irrevocable Trust for the benefit of Leonard Jensen, Jr., and that property was placed into the trust.

I would also like to point out to you that the Jensen Irrevocable Trust was by its own terms irrevocable and therefore could not have been changed by any subsequent documents. Please refer to Paragraph 3.1 on page 2.

This trust has been terminated because there are no assets and pursuant to Paragraph 4.7 upon termination, the two properties in the trust are to be distributed to Marie F. Tygart. The second property, known as Fresno County APN: 140-300-58, was previously sold and the remaining property, which is the subject of this appeal, Fresno County APN: 140-120-06, was sold at a tax sale and therefore the excess proceeds should be distributed to Marie F. Tygart pursuant to the terms of the trust.

Thank you.

Very truly yours,  
SHEPARD, SHEPARD & JANIAN  
JEFF S. SHEPARD

JSS/mc  
Encs.

RECORDING REQUESTED BY

ERICKSON & ASSOCIATES, CPAS'S

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

ERICKSON & ASSOCIATES, CPAS'S  
P.O. BOX 573  
KINGSBURG, CA 93631

Fresno County Recorder  
William C. Greenwood

DOC- 2000-0085030

Cheek Number 2506  
Wednesday, JUL 19, 2000 13:17:14  
TGF \$6.00 HOB \$1.00 HIC \$1.00  
DRF \$5.00  
T&L Pd \$7.00  
NRP-0000370020  
JJA/RZ/1-1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 0

☐ computed on full value of property conveyed, or  
☐ computed on full value less liens and encumbrances remaining at time of sale.

B Pearson  
(Signature of declarant or agent determining tax)

Erickson & Assoc. CPAs  
(Firm name)

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), Leonard L. Jensen, a married man as his sole and separate property

(Name of Grantor)

grants to Leonard L. Jensen, trustee or his successor of the Jensen Irrevocable Trust

(Name of Grantee)

all that real property situated in the City of \_\_\_\_\_ (or in an unincorporated area of)  
Fresno County, State of California, described as follows: (insert legal description)

Parcel 1: The North half of the North half of Section 26, Township 11, Range 24.

Parcel 2: The Northwest quarter of the Southeast quarter of Section 23, Township 11, Range 24.

Assessor's Parcel No. 140-120-06; 140-300-58

Executed on July 5, 2000, at Kingsburg, CA

Leonard L. Jensen  
Leonard L. Jensen

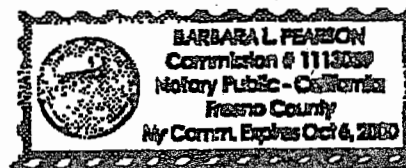
State of California )  
County of Fresno ) ss

On July 5, 2000 before me, Barbara L. Pearson, a notary public in and for the State of California, personally appeared Leonard L. Jensen, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Barbara L. Pearson



RECORDING REQUESTED BY

SHEPARD, SHEPARD & JANIAN

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO

Name SHEPARD, SHEPARD & JANIAN

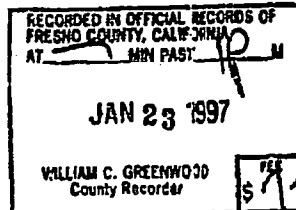
Street P.O. BOX 407

Address SELMA, CA 93662

City &  
State  
Zip

Title Order No. \_\_\_\_\_ Encree No. \_\_\_\_\_

97009710



SPACE ABOVE THIS LINE FOR RECORDER'S USE

CTC 1-103 (8-93)

# Quitclaim Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ None

☒ unincorporated area ☐ City of \_\_\_\_\_

Parcel No. \_\_\_\_\_

☐ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

LEONARD JENSEN, also known as LEONARD JENSEN, JR., a single man,

hereby REMISE, RELEASE AND FOREVER QUITCLAIM to LEONARD L. JENSEN, a married man as his sole and separate property, father of Grantor herein,

the following described real property in the

county of Fresno

, state of California:

Parcel 1: The North half of the North half of Section 26, Township 11, Range 24.

Fresno County APN: 140-120-06

Parcel 2: The Northwest quarter of the Southeast quarter of Section 23, Township 11, Range 24.

Fresno County APN: 140-300-58

Dated May 4, 1996

*Leonard Jensen*  
LEONARD JENSEN

STATE OF CALIFORNIA  
COUNTY OF PRESNO

} s.s.

On May 4, 1996 before me,

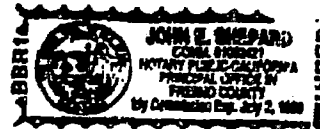
JOHN E. SHEPARD

a Notary Public in and for said County and State, personally appeared  
LEONARD JENSEN

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), of the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:  
Marie F. Tygart, Leonard L. Jensen 3127 Mulberry Selma, CA 93662

Name

Street Address

City & State



February 10, 1982

11855

HEARING DATE: 1-14-82  
Department No. 10  
Time: 2:46 4 1

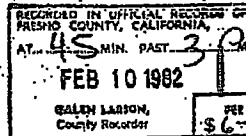
BOOK 7858 PAGE 210

FILED  
FRESNO COUNTY CLERK  
GALEN LARSON

JAN 14 2 48 PM '82

1 OTTO E. BERG, 021183  
2 FLEHARTY & BERG  
3 Attorneys at Law  
4 901 Security Bank Building  
5 Fresno, California 93721-2596  
6 Telephone: (209) 233-2553

Attorneys for Executor

BY  
DEPUTY

## SUPERIOR COURT OF CALIFORNIA, COUNTY OF FRESNO

9 Estate of ) No. 262243-9  
10 ALLEN BENSON, aka )  
11 ALLEN LAWRENCE BENSON, ) JUDGMENT OF FINAL DISTRIBUTION ON  
Deceased. ) WAIVER OF ACCOUNTING

12 MARIE F. TYGART, executor of the Will of the deceased, has filed her  
13 Waiver of Accounting and Petition for Final Distribution. The report and  
14 petition were heard on January 14, 1982, at Department No. 10.

The Court finds:

15 Notice of hearing of the petition has been regularly given as  
16 prescribed by law.

All allegations of the petition are true.

17 Allen Benson, also known as Allen Lawrence Benson died testate on  
18 October 24, 1980, in Fresno County, California, at death a resident of that  
19 county.

20 Notice of Death was given, the time for filing or presenting claims  
21 has expired, and the estate is now in a condition to be closed.

22 All claims filed or presented against the estate have been allowed  
23 by the executor, approved by this Court, and paid.

24 All debts of decedent and of the estate and all expenses of  
25 administration have been paid, except closing expenses and attorney's fees.

26 All inheritance taxes and personal property taxes payable by this  
27  
28

February 10, 1982

BOOK 7858 PAGE 211

1 estate have been paid by the persons chargeable therewith.

2 No federal estate tax return has been filed and no federal estate  
3 tax is due.

4 All California and federal income taxes due and payable by the  
5 estate have been paid.

6 All assets of the estate are decedent's separate property.

7 Distribution should be ordered as specified below.

8 IT IS ORDERED THAT:

9 1. The administration of the estate is brought to a close.

10 2. The executor has in her possession belonging to the estate,  
11 after deducting credits to which she is entitled, a balance at the appraised  
12 value of \$70,425.00, of which \$425.00 is in cash.

13 3. All acts of the executor relating to the matters in the account,  
14 petition and report are approved.

15 4. The executor has waived statutory commissions.

16 5. The executor is authorized to pay attorneys' fees as follows:

17	ROBERT E. WHITE, Deceased	\$ 585.10
18	FLEHARTY & BERG	<u>1,755.30</u>
		<u>\$ 2,340.40</u>

19 6. The executor is authorized to pay to Fleharty & Berg, \$149.50  
20 as reimbursement for amounts advanced on behalf of this estate.

21 7. Property in the hands of the executor shall be distributed  
22 as follows:

23 To MARIE F. TYGART, niece, the following:

24 834 shares of capital stock of Benson Estate Company,  
25 a California corporation.

26 .1971 Ford Sedan, I.D. No. 1R1OX138053.

27 To LEONARD JENSEN, JR., nephew, the following:

28 833 shares of capital stock of Benson Estate Company,  
a California corporation.

1970 Chevrolet Pickup, I.D. No. CE140Z130036.

To MARIE F. TYGART and LEONARD JENSEN, JR., in equal shares,  
the following:

Real property situate in the County of Fresno, State of  
California, described as follows:

The East 13/20ths of the Southeast quarter of the  
Southwest quarter of Section 14, in Township 11 South,  
of Range 24 East, M.D.B.&M. (Subject to a reservation  
of Georgia Gregory to the timber and a place of residence  
on said property); and the West 7/20ths of the Southeast  
quarter of the Southwest quarter of Section 14, in Town-  
ship 11 South, Range 24 East, M.D.B.&M.  
APN 140-290-11

Real property situate in the County of Fresno, State of  
California, described as follows:

The Northwest quarter of the Northeast quarter and  
the Northeast quarter of the Northwest quarter of  
Section 26 in Township 11 South, of Range 24 East,  
of M.D.B.&M.  
APN 140-120-06

Real property situate in the County of Fresno, State of  
California, described as follows:

The West 7/20ths of the Northeast quarter of the  
Northwest quarter of Section 23 in Township 11 South  
of Range 24 East, M.D.B.&M.  
APN 140-300-02

8. Any other property of the estate not now known or discovered  
that may belong to the estate or in which decedent or the estate may have an  
interest shall be distributed in equal shares to MARIE F. TYGART and LEONARD  
JENSEN, JR.

DATED:

JAN 14 1982

R. L. MARTIN

Judge of the Superior Court

The foregoing instrument is a  
correct copy of the original on  
file in this office.

ATTEST: JAN 14 1982

GALEN LARSEN, County Clerk  
State of California  
County of Fresno

By: Deputy



RECORDED  
JAN 14 1982  
FRESNO COUNTY CLERK'S OFFICE  
FRESNO, CALIFORNIA

YB

# THE JENSEN IRREVOCABLE TRUST

## ARTICLE ONE

### CREATION OF TRUST

1.1. Parties. This trust agreement is made by Leonard L. Jensen Sr. (the "settlor") of Fresno County, California, as settlor, and Leonard L. Jensen Sr., as trustee (the "trustee"). The settlor hereby transfers and assigns to the trustee certain property (the "trust estate"), in trust, to be held, administered, and distributed as provided in this instrument.

1.2. Names of Trusts. The trusts created by this instrument shall be known collectively as the Jensen Irrevocable Trust, and each separate trust created under this instrument shall be referred to by adding the name or designation of that separate trust as it appears in the appropriate section of this instrument.

1.3. Definition of Issue. As used in this instrument, the term "issue" refers to all persons referred to in California Probate Code Section 50, as in effect at the time of the execution of this instrument.

## ARTICLE TWO

### TRUST ESTATE

2.1. Definition of Trust Estate. All property subject to this instrument from time to time is referred to as the "trust estate" and shall be held, administered, and distributed as provided in this instrument. The trustee shall hold, administer, and distribute the property described in Schedule A (which is attached and made a part of this trust instrument), any other property that may become subject to this trust, and the income and proceeds attributable to all such property, in

accordance with the provisions of this instrument.

2.2. Additions to Trust. From time to time, the trustee may accept additions to this trust from any source or, in the trustee's sole and absolute discretion, refuse or disclaim any additional property if the trustee believes for any reason that the addition may not be in the best interest of the beneficiaries or of the trust estate or would unreasonably increase risks of liability to the trustee. Any addition shall become a part of the trust estate only on written acceptance by the trustee. From the time of the acceptance, the addition shall be held, administered, and distributed in accordance with the terms of this instrument.

### ARTICLE THREE

#### RIGHTS AND POWERS OF SETTLOR

3.1. Irrevocability of Trust. This trust is irrevocable. It may not be amended, revoked, or terminated, in whole or in part, except as otherwise specified in this instrument.

### ARTICLE FOUR

#### PAYMENTS AND DISTRIBUTIONS

4.1. Purpose. This trust is created for the benefit of Leonard L. Jensen, Jr., and who is the settlor's son. The primary purpose of this trust is to provide a supplemental and emergency fund to supplement any public benefits available to Leonard L. Jensen, Jr. during his lifetime. The intention of the settlor is that the assets of the trust shall, to the fullest extent permitted by law, be free from assignment or collection for the satisfaction of the claims of any creditors or government agencies. If this trust were to be invaded by creditors or subject to any liens or encumbrances, or if the terms of this trust were to be applied so as to cause Leonard L. Jensen, Jr.'s eligibility for public benefits to be terminated, it is likely that the trust assets would be

depleted before his death, and the purpose of this trust could not then be fulfilled.

4.2. Funds to Supplement Other Resources. The intention of the settlor is that any payments or distributions from this trust to or for the benefit of Leonard L. Jensen, Jr. shall supplement any public benefits or other private resources available to him. The trustee may, in the exercise of the trustee's discretion, seek as necessary all available public benefits for Leonard L. Jensen, Jr.'s benefit, and shall segregate any public benefits received by the trustee for that purpose in a separate trust or account and administer the same for the benefit of Leonard L. Jensen, Jr. All public benefits received by the trustee for that purpose, together with any other resources available to Leonard L. Jensen, Jr., shall be taken into account by the trustee in making payments or distributions to or for the benefit of Leonard L. Jensen, Jr. The trustee shall regularly consult with Leonard L. Jensen, Jr. and any persons or entities providing care or assistance to Leonard L. Jensen, Jr. for the purpose of determining Leonard L. Jensen, Jr.'s needs and resources. The trustee shall not exercise the trustee's discretion to make any payments or distributions to or for the benefit of Leonard L. Jensen, Jr. if the trustee determines, in the trustee's sole discretion, that public benefits, private resources, or a combination of public benefits and private resources are reasonably available to Leonard L. Jensen, Jr. to satisfy those needs.

4.3. Restrictions on Use of Funds. No part of the income or principal of the trust shall be used to replace or supplant public benefits of any county or any state, federal, or other governmental agency that has a legal responsibility to serve persons with disabilities or conditions that are the same as or similar to those of Leonard L. Jensen, Jr. For purposes of determining Leonard L. Jensen, Jr.'s eligibility for any public benefits, no part of the principal or

undistributed income of the trust estate shall be considered available to him, and he shall have no right to compel the trustee to release principal or income to him or for his benefit or otherwise to have any access to any of the trust assets. In the event that the trustee is requested to release principal or income of the trust to or on behalf of Leonard L. Jensen, Jr. to pay for any equipment, medication, services, or other needs that any public benefits would be authorized to provide for were it not for the existence of the trust, or in the event that the trustee is requested to petition any court or any administrative agency for authorization to release principal or income for any purpose of that kind, the trustee shall deny the request and take whatever administrative or judicial steps may be necessary to continue the eligibility of Leonard L. Jensen, Jr. for all available public benefits, including obtaining a determination or declaration from a court of competent jurisdiction that the trust principal is not available to Leonard L. Jensen, Jr. for purposes of determining his eligibility for any public benefits. Any expenses of the trustees in this regard, including reasonable attorneys' fees, shall be a proper charge to the trust estate.

4.4. Definition of Public Benefits. As used in this instrument, the term "public benefits" refers to any and all public resources or benefits available under or through any governmental program or agency, including but not limited to any Supplemental Security Income (SSI), Medi-Cal, or other state medical assistance program authorized under the federal Medicaid program, and federal Social Security Disability Insurance.

4.5. Discretionary Payments and Distributions. During the lifetime of Leonard L. Jensen, Jr., the trustee shall pay to or apply for the benefit of Leonard L. Jensen, Jr. as much of the net income and as much of the principal of the trust as the trustee, in the trustee's sole discretion, from time to time deems necessary or advisable for the satisfaction of his special needs. For this

purpose, "special needs" refers to the requisites for maintaining the good health, comfort, safety, and welfare of Leonard L. Jensen, Jr. when, in the discretion of the trustee, those requisites are not being provided for by any public agency, office, or department of any state or the United States, or by any person or persons with a legal obligation to support Leonard L. Jensen, Jr..

"Special needs" shall include, but not be limited to, medical and dental care, special equipment, programs of training, education, and rehabilitation, travel needs, and recreation not provided for or reimbursed by public benefits. The trustee shall consult with any guardian, conservator, custodian, or other person who cares for Leonard L. Jensen, Jr. regarding his special needs.

Expenditures made by the trustee under this section may include reasonable compensation to any person who provides for the special needs of Leonard L. Jensen, Jr. as provided in this section.

Any expenditure permitted by this section may be made either with or without prior court order.

Any income not paid pursuant to this provision at the end of the calendar year shall be added to the principal of the trust.

4.6. Alternate Beneficiaries. If any payment or distribution from the trust to or for the benefit of Leonard L. Jensen, Jr. would have the effect of disqualifying him for any public benefits, or if trust income cannot be completely utilized for his special needs, the trustee may accumulate trust income annually and add it to principal or may, from time to time, in the trustee's sole and absolute discretion, pay to or apply for the benefit of any one or more of one-half to Marie F. Tygart and one-half to Glenn D. Jensen, during the lifetime of Leonard L. Jensen, Jr., as much of the net income of the trust as the trustee, in the trustee's discretion, deems necessary for the health, education, support, and maintenance of each of them. In making payments pursuant to this provision the trustee may pay to or apply more for some beneficiaries



than for others and may make payments to or for one or more beneficiaries to the exclusion of others.

4.7. Trustee's Discretion to Terminate Trust. Notwithstanding any other provision of this instrument, if the existence of the trust or any change in any law, regulation, or rule relating to the trust or the administration of the trust for the benefit of Leonard L. Jensen, Jr. should at any time have the effect of disqualifying him for any public benefits, the trustee is authorized (but not required) to terminate the trust and to distribute the trust principal and income as provided in this section. On any termination of the trust under the provisions of this section, the trustee shall distribute outright to Marie F. Tygart, the mountain property in Fresno County identified as APNs 140-120-06 and 140-300-58. The Trustee shall divide the trust remaining principal and income into as many shares of equal market value as are necessary to create one share for each of the following persons who is living at the time of the termination or who is deceased but leaves issue who are alive at the time of the termination: Marie F. Tygart and Glenn D. Jensen. Each share created for a surviving person named in the preceding sentence shall be distributed outright to that person. Each share created for the issue of a person who is deceased at the time of termination shall be divided among those issue in the manner provided in California Probate Code Section 240. However, if an issue of a person who is deceased has not reached the age of 25 years at the termination of the trust, the trustee shall continue to hold, administer, and distribute that issue's share in a separate trust according to the terms set forth below applicable to the Separate Share Trust. If all persons named in this section are deceased at the time of termination and leave no issue who are alive at the termination, the trustee shall distribute any undistributed balance of the trust principal and income to Leonard L. Jensen, Jr.'s heirs. The

settlor requests that any person receiving property pursuant to such a termination conserve, manage, and distribute that property for the benefit of Leonard L. Jensen, Jr. to ensure that he receives sufficient funds for his living needs when public benefits are unavailable or insufficient to satisfy those needs. This request is precatory, however, and not mandatory.

4.8. Payment of Death Taxes, Debts and Expenses On Death of Leonard L. Jensen, Jr.

On the death of Leonard L. Jensen, Jr., the trustee may pay any death taxes attributable to the property held in trust and the expenses of the last illness and funeral of Leonard L. Jensen, Jr. out of the principal of the trust, unless the trustee determines that other adequate provisions have been made for payment of these expenses.

4.9. Disposition of Trust on Death of Leonard L. Jensen, Jr. On the death of Leonard L. Jensen, Jr., the trustee shall distribute the trust property in the same manner as stated in Article 4.7, Trustee's Discretion to Terminate Trust.

4.10. Final Disposition. If the trust property is not completely disposed of by the preceding provisions, the undisposed-of portion shall be distributed outright to Leonard L. Jensen, Jr.'s heirs.

4.11. Separate Share Trust. Each portion or share of the trust estate that is allocated to a Separate Share Trust for the benefit of an individual issue ("the beneficiary") pursuant to Section 4.9 of this instrument, when that beneficiary is under the age of twenty-five (25) years, shall be held, administered, and distributed by the trustee as a separate trust, as follows:

(a) Discretionary Payments. At any time or times during the trust term, the trustee shall pay to or apply for the benefit of the beneficiary as much of the net income and principal of the trust as the trustee deems proper for that beneficiary's health, education, support, and maintenance. In exercising discretion, the trustee shall give the consideration that the trustee deems proper to all other income and resources that are known to the trustee and that are readily available to the

beneficiary for use for these purposes. All decisions of the trustee regarding payments under this subsection, if any, are within the trustee's discretion and shall be final and incontestable by anyone. The trustee shall accumulate and add to principal any net income not distributed.

(b) Distribution on Termination. The trust shall terminate on the beneficiary reaching 25 years of age or on the death of the beneficiary, whichever occurs first. If the trust terminates on the beneficiary reaching 25 years of age, the trustee shall distribute the trust property (including all income then accrued but uncollected and all net income then remaining in the hands of the trustee) to the beneficiary outright. If the trust terminates on the death of the beneficiary, the trustee shall distribute the trust property to the then-living issue of the beneficiary in the manner provided in California Probate Code Section 240 or if the beneficiary has no issue then living, to the then-living issue of that deceased ancestor of the beneficiary referred to in Section 4.9, with those issue taking in the manner provided in California Probate Code Section 240.

(c) Final Disposition. If the trust property is not completely disposed of by the preceding provisions, the undisposed-of portion shall be distributed outright to the surviving heirs.

4.12. Spendthrift Clause. The interests of the beneficiaries under this instrument are not transferable by voluntary or involuntary assignment or by operation of law, and shall be free from the claims of creditors and from attachment, execution, bankruptcy, and other legal process, to the maximum extent permitted by law.

## ARTICLE FIVE

### TRUSTEE

5.1. Successor Trustees. If the initial trustee dies, becomes incapacitated, or is otherwise unable or unwilling to act as trustee, the successor trustee shall be the following:

- 1) Ruth C. Jensen
- 2) Glenn D. Jensen
- 3) Brent Lunde

5.2. Definition of Trustee. Reference in this instrument to "the trustee" shall be deemed

a reference to whoever is serving as trustee or cotrustees, and shall include alternate or successor trustees or cotrustees, unless the context requires otherwise.

5.3. Leonard L. Jensen, Jr. Not to Serve as Trustee. Notwithstanding any other provision of this instrument, Leonard L. Jensen, Jr. shall not be appointed or serve as trustee or a cotrustee of any trust created by this instrument at any time.

5.4. Settlor and Settlor's Wife May Serve as Trustee. Notwithstanding any other provision in this instrument, the settlor or the settlor's wife may be appointed to serve as trustee.

5.5. Waiver of Bond. No bond or undertaking shall be required of any individual who serves as a trustee under this instrument.

5.6. Compensation of Corporate Trustee. Any corporate trustee serving under this trust instrument shall be entitled to reasonable compensation for its services in accordance with its standard schedule of trust fees, as existing from time to time.

5.7. General Powers of Trustee. To carry out the purposes of the trusts created under this instrument, and subject to any limitations stated elsewhere in this instrument, the trustee shall have all of the following powers, in addition to all of the powers now or hereafter conferred on trustees by law:

- (a) With or without court authorization, sell (for cash or on deferred payments, and with or without security), convey, exchange, partition, and divide trust property; grant options for the sale or exchange of trust property for any purpose, whether the contract is to be performed or the option is to be exercised within or beyond the term of the trust; and lease trust property for any purpose, for terms within or extending beyond the expiration of the trust, regardless of whether the leased property is commercial or residential and regardless of the number of units leased.

- (b) Manage, control, improve, and maintain all real and personal trust property.

- (c) Subdivide or develop land; make or obtain the vacation of plats and adjust

boundaries, or adjust differences in valuation on exchange or partition by giving or receiving consideration; and dedicate land or easements to public use with or without consideration.

(d) Make ordinary or extraordinary repairs or alterations in buildings or other trust property, demolish any improvements, raze existing party walls or buildings, and erect new party walls or buildings, as the trustee deems advisable.

(e) Enter into oil, gas, and other mineral leases, on terms deemed advisable by the trustee; enter into any pooling, unitization, repressurization, community, or other types of agreements relating to the exploration, development, operation, and conservation of mineral properties; drill, mine, and otherwise operate for the development of oil, gas, and other minerals; contract for the installation and operation of absorption and repressuring plants; and install and maintain pipelines. Any such leases or agreements may be for a term within or extending beyond the term of the trust.

(f) In the trustee's discretion, abandon any unproductive or wasted trust asset or interest therein.

(g) Employ and discharge agents and employees, including but not limited to attorneys, accountants, investment and other advisers, custodians of assets, property managers, real estate agents and brokers, and appraisers, to advise and assist the trustees in the management of any trusts created under this trust instrument, and compensate them from the trust property. The agents and employees may be associated or affiliated with the trustee, or may be descendants or other persons related to the trustee or to the settlor, or a company associated with any such persons. The trustee is entitled to rely on the advice of any professional advisers employed under this provision. Reasonable compensation paid to any such agents or employees shall not diminish the compensation to which the trustee is otherwise entitled.

(h) With respect to securities held in trust, exercise all the rights, powers, and privileges of an owner, including, but not limited to, the power to vote, give proxies, and pay assessments and other sums deemed by the trustee necessary for the protection of the trust property; participate in voting trusts, pooling agreements, foreclosures, reorganizations, consolidations, mergers, and liquidations, and, in connection therewith, deposit securities with and transfer title to any protective or other committee under such terms as the trustee deems advisable; exercise or sell stock subscription or conversion rights; and accept and retain as investments of the trust any securities or other property received through the exercise of any of the foregoing powers.

(i) Hold securities or other trust property in the trustee's own name or in the name

of a nominee, without disclosure of the trust, or in unregistered form, so that title may pass by delivery.

(j) Deposit securities in a securities depository that is either licensed or exempt from licensing.

(k) Borrow money for any trust purpose from any person or entity, on such terms and conditions as the trustee deems advisable, and obligate the trust for repayment; encumber any trust property by mortgage, deed of trust, pledge, or otherwise, whether for terms within or extending beyond the term of the trust, as the trustee deems advisable, to secure repayment of any such loan; replace, renew, and extend any such loan or encumbrance; and pay loans or other obligations of the trust deemed advisable by the trustee.

(l) Procure and carry, at the expense of the trust, insurance in such forms and in such amounts as the trustee deems advisable to protect the trust property against damage or loss, and to protect the trustee against liability with respect to third persons.

(m) Enforce any obligation owing to the trust, including any obligation secured by a deed of trust, mortgage, or pledge held as trust property, and purchase any property subject to a security instrument held as trust property at any sale under that instrument.

(n) Extend the time for payment of any note or other obligation held as an asset of, and owing to, the trust, including accrued or future interest, and extend the time for repayment beyond the term of the trust.

(o) Pay or contest any claim against the trust; release or prosecute any claim in favor of the trust; or, in lieu of payment, contest, release, or prosecution, adjust, compromise, or settle any such claim, in whole or in part, and with or without consideration.

(p) At trust expense, prosecute or defend actions, claims, or proceedings of whatever kind for the protection of the trust property and of the trustee in the performance of the trustee's duties, and employ and compensate attorneys, advisers, and other agents as the trustee deems advisable.

5.8. Power to Retain Trust Property. The trustee shall have the power to retain property received into the trust at its inception or later added to the trust, as long as the trustee considers that retention in the best interests of the trust or in furtherance of the goals of the settlor in

creating the trust, as determined from this trust instrument, but subject to the standards of the prudent investor rule as set forth in the California Uniform Prudent Investor Act, as amended from time to time.

5.9. Trustee's Power to Invest Property. Subject to the standards of the prudent investor rule as stated in the California Uniform Prudent Investor Act, as amended from time to time, the trustee shall have the power to invest and manage the trust assets as a prudent investor would, by considering the purposes, terms, distribution requirements, and other circumstances of the trust.

5.10. Division or Distribution in Cash or Kind. In order to distribute or divide trust assets into shares or partial shares, the trustee may distribute or divide those assets in kind, or divide undivided interests in those assets, or sell all or any part of those assets and distribute or divide the property in cash, in kind, or partly in cash and partly in kind.

5.11. Payments to Legally Incapacitated Persons. If at any time any trust beneficiary is a minor, or it appears to the trustee that any trust beneficiary is incapacitated, incompetent, or for any other reason not able to receive payments or make intelligent or responsible use of the payments, then the trustee, in lieu of making direct payments to the trust beneficiary, may make payments to the beneficiary's conservator or guardian; to the beneficiary's custodian under the Uniform Gifts to Minors Act or Uniform Transfers to Minors Act of any state; to one or more suitable persons as the trustee deems proper, such as a relative of or a person residing with the beneficiary, to be used for the beneficiary's benefit; to any other person, firm, or agency for services rendered or to be rendered for the beneficiary's assistance or benefit; or to accounts in the beneficiary's name with financial institutions. The receipt of payments by any of the foregoing shall constitute a sufficient acquittance of the trustee for all purposes.

5.12. Grant of Specific Powers Not to Limit Exercise of General Powers. The enumeration of specific powers under this trust instrument shall not limit the trustee from exercising any other power with respect to any trusts created by this trust instrument that may be necessary or appropriate for the trustee to have and exercise in order to carry out the purposes of the trusts or to permit the trustee to fulfill the trustee's responsibilities and duties with respect to the trust.

5.13. Trust Distributions Shall Not Discharge Obligations of Support. Notwithstanding any other provision of this trust instrument, no income or principal of the trust shall be used to discharge, in whole or in part, the legal obligation of any person to support or educate any beneficiary of this trust. In determining the legal obligation of any person to support and educate a beneficiary of this trust, the existence of this trust and the funds made available under it shall not be taken into account.

5.14. Power to Disclaim or Release Powers. Any trustee may disclaim, release, or restrict the scope of any power or discretion that the trustee may hold in connection with any trust created under this instrument, whether the power or discretion is expressly granted in this instrument or is implied by law. The trustee shall disclaim a power in the manner required by applicable federal or California law. The trustee shall release or restrict any power or discretion by giving written notice to the beneficiary or beneficiaries then entitled to current distribution of income from the trust, specifying the power or discretion to be released or restricted, the nature of the restriction, and, if appropriate, the person or persons to whom the released or restricted power shall pass and be exercisable. If a power is disclaimed, the power shall be available to and exercisable by any other trustee, including any successor trustee.



5.15. Trustee's Liability. No trustee shall be liable to any interested party for acts or omissions of that trustee, except those resulting from that trustee's willful misconduct or gross negligence. This standard shall also apply regarding a trustee's liability for the acts or omissions of any cotrustee, predecessor trustee, or agent employed by the trustee.

5.16. Written Notice to Trustee. Until the trustee receives written notice of any death or other event on which the right to payments from any trust may depend, the trustee shall incur no liability for disbursements made in good faith to persons whose interests may have been affected by that event.

## ARTICLE SIX

### CONCLUDING PROVISIONS

6.1. Perpetuities Savings Clause. Notwithstanding any other provision of this instrument, every trust created by this instrument shall terminate no later than twenty-one (21) years after the death of the last survivor of those issue of any noncharitable beneficiaries named or identified in this instrument who are alive at the creation of the trust. For purposes of this perpetuities savings clause, a trust shall be deemed to have been created on the date the trust becomes irrevocable or the date of the death of the settlor, whichever occurs first. If a trust is terminated under this section, the trustee shall distribute all of the principal and undistributed income of the trust to the income beneficiaries of the trust in the proportion in which they are entitled (or eligible, in the case of discretionary payments) to receive income immediately before the termination. If that proportion is not fixed by the terms of the trust, the trustee shall distribute all of the trust property to the persons then entitled or eligible to receive income from the trust outright in a manner that, in the trustee's opinion, will give effect to the intent of the settlor in

creating the trust. The trustee's decision is to be final and incontestable by anyone.

6.2. Definition of Incapacity. As used in this instrument, "incapacity" or "incapacitated" means a person operating under a legal disability such as a duly established conservatorship, or a person who is unable to do either of the following:

- (a) Provide properly for that person's own needs for physical health, food, clothing, or shelter; or
- (b) Manage substantially that person's own financial resources, or resist fraud or undue influence.

6.3. Definition of Education. As used in this instrument, the term "education" refers to the following:

- (a) Education at public or private elementary, junior high, middle, or high schools, including boarding schools;
- (b) Undergraduate, graduate, and postgraduate study in any field, whether or not of a professional character, in colleges, universities, or other institutions of higher learning;
- (c) Specialized formal or informal training in music, the stage, the handicrafts, or the arts, whether by private instruction or otherwise; and
- (d) Formal or informal vocational or technical training, whether through programs or institutions devoted solely to vocational or technical training, or otherwise.

6.4. Captions. The captions appearing in this instrument are for convenience of reference only, and shall be disregarded in determining the meaning and effect of the provisions of this instrument.

6.5. Severability Clause. If any provision of this instrument is invalid, that provision shall be disregarded, and the remainder of this instrument shall be construed as if the invalid provision had not been included.

6.6. California Law to Apply. All questions concerning the validity, interpretation, and administration of this instrument, including any trusts created under this instrument, shall be governed by the laws of the State of California, regardless of the domicile of any trustee or beneficiary.

6.7. Gifts to "Heirs". For any gift to heirs of the settlor that is made in this instrument, those heirs shall be determined as if the settlor had died intestate at the time for distribution prescribed in this instrument, and the identity and shares of those heirs shall be determined according to the California laws of succession that concern separate property not acquired from a previously deceased spouse and that are in effect at the time the settlor is deemed to have died.

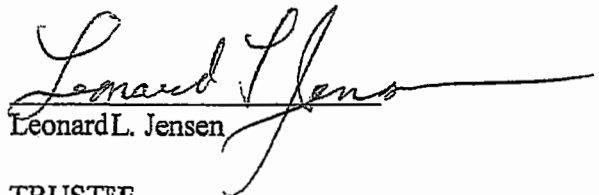
#### ARTICLE SEVEN

#### SIGNATURE AND EXECUTION

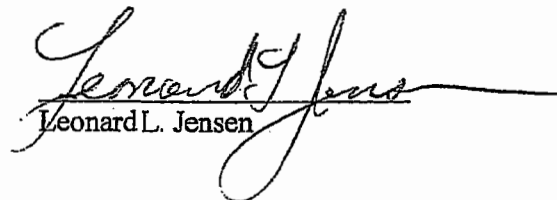
7.1. Execution. We certify that we have read the foregoing trust agreement and that it correctly states the terms and conditions under which the trust estate is to be held, administered, and distributed. The settlor approves this trust agreement in all particulars. The trustee approves and accepts the trusts provided for in this trust agreement.

Executed on July 5, 2000 at Kingsburg, California.

SETTLOR

  
Leonard L. Jensen

TRUSTEE

  
Leonard L. Jensen

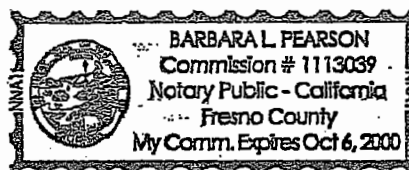
ACKNOWLEDGMENT

State of California )  
                                  ) ss  
County of Fresno )

On July 5, 2000 before me, Barbara L. Pearson, a notary public in and for the State of California, personally appeared Leonard L. Jensen, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Barbara L. Pearson



SCHEDULE A

TRUST ASSETS

Fifty percent (50%) interest in real property located in Fresno County

(APNs 140-120-06 and 140-300-58).