

Feb. 27. 2012 2:28PM

No. 2510 P. 2

**WHEN RECORDED RETURN TO:**  
Linda Bournival  
2750 S. Durango Road, Apt. 1076  
Las Vegas, NV 89117

**REAL ESTATE EXCISE TAX**

*N/A*  
MAY 07 2012  
PAID See excise # 295237D05-07-2012  
*Vince Chellars, Deputy*  
SKAMANIA COUNTY TREASURER

**DOCUMENT TITLE(S)**  
~~Deed of Personal Representative~~  
*DC*

**REFERENCE NUMBER(S)** of Documents assigned or released:  
  
☐ Additional numbers on page \_\_\_\_\_ of document.

**GRANTOR(S):**  
Marci Medlin, Personal Representative of the Estate of  
Howard Grossman, Deceased  
☐ Additional names on page \_\_\_\_\_ of document.

**GRANTEE(S):**  
Linda Lou Bournival, as her sole and separate property  
  
☐ Additional names on page \_\_\_\_\_ of document.

**LEGAL DESCRIPTION** (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):  
Lot 4 of the River Short Plat, Recorded in Book 3 of  
Short Plats, page 34 0, Skamania County Records.  
  
☐ Complete legal on page \_\_\_\_\_ of document.

**TAX PARCEL NUMBER(S):**  
03072540041100 *DC*

Skamania County Assessor  
Date 5-3-12 Parcel # 3-7-25-4-411

☐ Additional parcel numbers on page \_\_\_\_\_ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.



STATE OF NEVADA — DEPARTMENT OF HUMAN RESOURCES  
DIVISION OF HEALTH — VITAL STATISTICS

CERTIFICATE OF DEATH

2011006857  
STATE FILE NUMBER

TYPE OR PRINT IN PERMANENT BLACK INK	1a. DECEASED NAME (FIRST, MIDDLE, LAST, SUFFIX) <b>Howard Francis GROSSMAN</b>		2. DATE OF DEATH (Mo/Day/Year) <b>April 29, 2011</b>		3a. COUNTY OF DEATH <b>Clark</b>	
	3b. CITY, TOWN, OR LOCATION OF DEATH <b>Las Vegas</b>		3c. HOSPITAL OR OTHER INSTITUTION - Name (if not either, give street and number) <b>Summerlin Hospital Medical Center</b>		3e. If Hosp. or Inst. indicate DOA, OP/Emer. Rm. Inpatient (Specify) <b>Emergency Room / Outpatient</b>	
DECEDENT	4. SEX <b>Male</b>		5. RACE <b>White</b>		6. Hispanic Origin? Specify <b>No - Non-Hispanic</b>	
IF DEATH OCCURRED IN INSTITUTION SEE HANDBOOK REGARDING COMPLETION OF RESIDENCE ITEMS	7a. AGE - Last birthday (Years) <b>85</b>		7b. UNDER 1 YEAR <b>MO</b>		7c. UNDER 1 DAY <b>DAYS</b>	
	7d. UNDER 1 YEAR <b>HOURS</b>		7e. UNDER 1 DAY <b>MINS</b>		8. DATE OF BIRTH (Mo/Day/Yr) <b>May 30, 1945</b>	
PARENTS	9a. STATE OF BIRTH (If not U.S.A., name country) <b>New York</b>		9b. CITIZEN OF WHAT COUNTRY <b>United States</b>		10. EDUCATION <b>14</b>	
	11. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) <b>Divorced</b>		12. SURVIVING SPOUSE (if wife, give maiden name)		13. SOCIAL SECURITY NUMBER <b>[REDACTED]</b>	
DISPOSITION	14a. USUAL OCCUPATION (Give Kind of Work Done During Most of Working Life, Even if Retired) <b>Inventor</b>		14b. KIND OF BUSINESS OR INDUSTRY <b>Casino Gaming</b>		Ever in US Armed Forces? <b>No</b>	
	15a. RESIDENCE - STATE <b>Nevada</b>		15b. COUNTY <b>Clark</b>		15c. CITY, TOWN OR LOCATION <b>Las Vegas</b>	
TRADE CALL	15d. STREET AND NUMBER <b>12259 La Prada Place</b>		15e. INSIDE CITY LIMITS (Specify Yes or No) <b>Yes</b>		16. FATHER/PARENT - NAME (First Middle Last Suffix) <b>Daniel GROSSMAN</b>	
	17. MOTHER/PARENT - NAME (First Middle Last Suffix) <b>Julia</b>		18a. INFORMANT - NAME (Type or Print) <b>Merci MEDLIN</b>		18b. MAILING ADDRESS (Street or R.F.D. No., City or Town, State, Zip) <b>3900 Dalecrest Drive #2025 Las Vegas, Nevada 89129</b>	
CERTIFIER	19a. BURIAL, CREMATION, REMOVAL, OTHER (Specify) <b>Cremation</b>		19b. CEMETERY OR CREMATORY - NAME <b>Palm Crematory</b>		19c. LOCATION - City or Town State <b>Las Vegas Nevada 89101</b>	
	20a. FUNERAL DIRECTOR - SIGNATURE (Or Person Acting as Such) <b>BART BURTON</b>		20b. FUNERAL DIRECTOR LICENSE <b>50</b>		20c. NAME AND ADDRESS OF FACILITY <b>Palm Mortuary-Cheyenne</b> <b>7400 W Cheyenne Las Vegas NV 89129</b>	
REGISTRAR	21a. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature & Title) <b>ALBERTO HAZAN MD</b>		21b. DATE SIGNED (Mo/Day/Yr) <b>May 04, 2011</b>		21c. HOUR OF DEATH <b>14:03</b>	
	21d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print) <b>Elad Bicer, MD</b>		22a. On the basis of examination and/or investigation, in my opinion, death occurred at the time, date and place and due to the cause(s) stated. (Signature & Title)		22b. DATE SIGNED (Mo/Day/Yr)	
CAUSE OF DEATH	22c. HOUR OF DEATH		22d. PRONOUNCED DEAD (Mo/Day/Yr)		22e. PRONOUNCED DEAD AT (Hour)	
	23a. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN, ATTENDING PHYSICIAN, MEDICAL EXAMINER, OR CORONER) (Type or Print) <b>ALBERTO HAZAN MD 500 N Rainbow Las Vegas, NV 89107</b>		23b. LICENSE NUMBER <b>12955</b>		24a. REGISTRAR (Signature) <b>SUSAN ZANNIS</b>	
CONSIDERATION IF ANY WHICH GAVE RISE TO IMMEDIATE CAUSE - STATING THE UNDERLYING CAUSE LAST	24b. DATE RECEIVED BY REGISTRAR (Mo/Day/Yr) <b>May 05, 2011</b>		24c. DEATH DUE TO COMMUNICABLE DISEASE <b>YES</b> <input type="checkbox"/> <b>NO</b> <input checked="" type="checkbox"/>		25. IMMEDIATE CAUSE (ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c).) <b>Cardiopulmonary arrest</b>	
	25a. ACC., SUICIDE, HOMICIDE, UNLAWFUL OR PENDING INVEST. (Specify)		25b. DATE OF INJURY (Mo/Day/Yr)		25c. HOUR OF INJURY	
STATE REGISTRAR	25d. DESCRIBE HOW INJURY OCCURRED		25e. PLACE OF INJURY - At home, farm, street, factory, office building, etc. (Specify)		25f. LOCATION - STREET OR R.F.D. No. CITY OR TOWN STATE	
	25g. INJURY AT WORK (Specify Yes or No)		25h. PLACE OF INJURY - At home, farm, street, factory, office building, etc. (Specify)		25i. LOCATION - STREET OR R.F.D. No. CITY OR TOWN STATE	

"CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE DOCUMENT ON FILE WITH THE REGISTRAR OF VITAL STATISTICS, STATE OF NEVADA." This copy was issued by the Southern Nevada Health District from State certified documents as authorized by the State Board of Health pursuant to NRS 440.175.

NOT VALID WITHOUT THE RAISED SEAL OF THE SOUTHERN NEVADA HEALTH DISTRICT

Lawrence K. Sands, D.O., M.P.H.  
Registrar of Vital Statistics  
By: *[Signature]*

Date Issued:

APR 19 2012



W-11-002702  
FOW  
Filing of Will - Will Case Only  
1542444



**LAST WILL AND TESTAMENT**  
**OF**  
**HOWARD F. GROSSMAN**

FILED  
JUL 25 4 07 PM '11  
CLERK OF THE COURT  
*Howard F. Grossman*

W-11-002702

I, HOWARD F. GROSSMAN, of Clark County, State of Nevada, being of sound mind and disposing memory, and not acting under duress, menace, fraud or undue influence of any person whomsoever, do make, ordain, publish and declare this to be my Last Will and Testament, hereby revoking all former Wills and Codicils to Wills by me heretofore made.

FIRST: I direct that my Executor, hereinafter named, to pay all of my just debts, funeral expenses and expenses of my last illness out of my estate as soon after my demise as shall be convenient.

SECOND: I declare that I am divorced, that I have one adult child the issue of my body, MARCI R. GROSSMAN, and two minor grandchildren, ZANE R. MEDLIN and ADAM N. MEDLIN.

THIRD: I hereby give, devise and bequeath all of my right, title and interest in and to that certain unimproved real property in the County of Skamania, State of Washington, being parcel number 03072540041100, to LINDA L. BOURNIVAL, described as "A Tract of Land in the Southeast Quarter of Section 25, Township 3, North, Range 7 East, of the Willamette Meridian in the County of Skamania, State of Washington, further described as follows: Lot 4 of the River Short Plat, Recorded in Book 3 of Short Plats, Page 34-0, Skamania County Records."

FOURTH: I hereby give, devise and bequeath the remainder of all my property, whether real, personal, or mixed of which I may die seized or possessed, or to which I may, in any manner, be entitled, including any and all property to which I may have the power of appointment by will, or otherwise, as follows:

- A. Two-thirds (2/3) to MARCI R. GROSSMAN; and

*HFG*  
HFG

B. The remaining one-third ( $\frac{1}{3}$ ) to my Trustee, hereinafter named, to have and to hold the same in trust, nevertheless for the uses and purposes with the powers and in the manner hereinafter mentioned, to wit:

1. The trust estate shall be set aside for the benefit of my grandchildren, to wit: ZANE R. MEDLIN and ADAM N. MEDLIN, share and share alike.

2. The Trustee shall apply and distribute the net income and principal of the trust estate set aside for the benefit of the minor children, as follows:

(a) Until my grandchildren attain the age of twenty-five (25) years, the Trustee shall pay to, or apply for the benefit of said grandchildren, so much of the net income from the trust estate, up to the whole thereof, as the Trustee in its absolute discretion may from time to time deem necessary, or advisable for the proper care, maintenance and support for said grandchildren. The balance of said net income, if any, shall be accumulated by the Trustee and from time to time added to the principal of the trust estate.

(b) If at any time in the absolute discretion of the Trustee, my grandchildren shall for any reason be in need of funds for their proper care, maintenance, support and education, the Trustee may, in addition to the payments hereinabove provided for pay such amounts from the principal of the trust estate, up to the whole thereof as the Trustee may from time to time deem necessary, or advisable for use and benefit of said grandchildren.

(c) Upon each of my grandchildren attaining the age of twenty-five (25) years, the Trustee shall distribute and deliver to such grandchild one-half ( $\frac{1}{2}$ ) of the then balance of the principal of the trust estate.

(d) No beneficiary of this trust shall have any right to alienate, encumber, or hypothecate his, or her interest in the principal, or income of the trust in any manner, nor shall such interest of any beneficiary be subject to claims of his, or her creditors, or liable to attachment, execution, or other process of law.

3. The Trustee, in any and all trusts herein created by this Will, shall have the following powers:

(a) The Trustee is authorized to retain the trust for such time as it may deem advisable any property received by it hereunder, whether real, personal, or mixed.

(b) The Trustee shall have the power, with respect to the property of the trust estate or any part thereof, and upon such terms and in such manner as it may deem advisable, to sell, convey, exchange, convert, improve, repair, manage, and control; to lease for terms within or beyond the term of this trust and for any purpose, including exploration for and removal of gas, oil and other minerals; to borrow money for any trust, pledge or otherwise, to carry insurance of such kinds and in such amounts as the Trustee may deem advisable, at the expense of the trust; to compromise or otherwise adjust any claims against or in favor of the trust; to commence or defend such litigation with respect to the trust or any property of the trust estate as it may deem advisable, whether or not of the character permitted by law for the investment of trust funds; and with respect to securities held in trust, to vote, give proxies and pay assessments, or other charges, to participate in foreclosures, reorganizations, consolidations, mergers and liquidations, and incident thereto to deposit securities with and transfer title to any protective or other committee upon such terms as the Trustee may deem advisable, and to exercise to sell stock subscription or conversion rights; and the Trustee shall have such additional powers as may now or hereafter be conferred upon them by law or as may be necessary to enable the trustee to administer this trust in accordance with the provisions of this Will, subject to any limitations that may be provided for herein.

(c) The Trustee shall have full power and authority to determine in its discretion, what shall constitute principal of the trust estate, gross income therefrom and net income distributable under the terms of this trust, except as herein otherwise specifically provided, and the determination of the Trustee with respect to all such matter shall be conclusive

upon all persons howsoever interested in this trust.

FIFTH: In the event my daughter shall predecease my grandchildren, or either of them, or if my daughter should not survive me for more than ninety (90) days, then and in that event, I give, devise and bequeath her share to my trustee, as heretofore provided.

SIXTH: In the event my daughter and grandchildren predecease me, or if we should die simultaneously as the result of a common disaster or accident, or if my said daughter and grandchildren should not survive me for more than ninety (90) days, and my grandchildren are survived by then living children, then and in that event, I give, devise and bequeath my estate to my grandchildren's surviving issue, by right of representation.

SEVENTH: In the event my daughter and grandchildren predecease me or if we should die simultaneously as the result of a common disaster or accident, or if my said daughter and grandchildren should not survive me for more than ninety days and my grandchildren have no surviving children, then and in that event, I give, devise and bequeath my estate to SHELDON GROSSMAN.

EIGHTH: I hereby nominate, constitute and appoint MARCI R. GROSSMAN of Las Vegas, Nevada, as Trustee of any and all trusts created herein and I hereby direct that no bond, or other security be required of her to act as Trustee of said trust(s).

NINTH: I hereby nominate, constitute and appoint MARCI R. GROSSMAN of Las Vegas, Nevada, to serve as Executrix of this my Last Will and Testament. In the event MARCI R. GROSSMAN is unwilling, or unable to act in this capacity, I then nominate, constitute and appoint SHELDON GROSSMAN as my Executor of this my Last Will and Testament. I further direct that no bond shall be required of either of the aforesaid individuals to act as Executor of my estate.

TENTH: I have intentionally omitted to provide for any specifically will and direct that under no circumstances shall any part, share, or interest in, to or of my property, estate or effects

go to or be taken by any of the next of kin or heirs at law of mine not expressly mentioned in this Will by name as devisee, legatee or other donee or beneficiary. Should any person or persons whether named in this Will or not, contest this Will or seek to take any part or parcel of my property, estate or effects, contrary to the provisions hereof, then, and in that event, I do hereby give, devise and bequeath to each such person or persons the sum of \$1.00 in lieu and bar of any other share or interest in my property, estate or effects.

IN WITNESS WHEREOF, I have signed these presents and do hereby publish and declare the same as and for my Last Will and Testament, at Las Vegas, Nevada this 29 day of July, 2003.

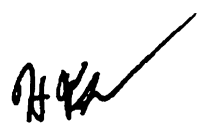
  
HOWARD F. GROSSMAN

The foregoing instrument was, upon the date hereinabove stated, signed, published and declared by the Testator, to be his Last Will and Testament in the presence of us, the undersigned witnesses, who, at the request of said Testator and in his sight and presence, and in the sight and presence of each of us, have hereunto subscribed our names as witnesses having also together seen the said Testator subscribe his name to the said instrument.

Tina Wachtel residing at 175 East Reno Avenue, Suite C-6  
Las Vegas, Nevada 89119

Lani Manzo residing at 175 East Reno Avenue, Suite c-6  
Las Vegas, Nevada 89119

...

  
HFG

STATE OF NEVADA       )  
                                  ) ss:  
COUNTY OF CLARK     )

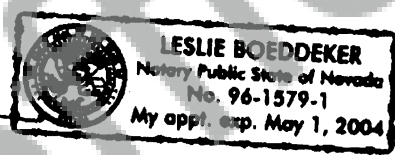
Then and there, personally appeared the within named: Tina Wachtel  
and Lani Manzo who, being duly sworn, depose and say:

That they witnessed the execution of the within Will of the within named Testator, HOWARD F. GROSSMAN, that said Testator subscribed said Will and declared the same to be his Last Will and Testament in their presence; and that they thereafter subscribed the same as witnesses in the presence of said Testator and in the presence of each other and at the request of said Testator; that the said Testator on the date and execution of said Will appeared to them to be of full age and of sound mind and memory and that they make this affidavit at the request of said Testator.

Tina R Wachtel  
Lani Manzo

SUBSCRIBED and SWORN to before me  
this 29 day of July, 2003.

Leslie Boeddeker  
NOTARY PUBLIC in and for said  
County and State



Alan D. Quinn

HFG  
HFG

APR 19 2012

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OF THE DOCUMENT ON FILE



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*Alvin D. Shuman*  
CLERK OF THE COURT

1 **ORDER**  
2 PATRICIA A. TRENT, ESQ.  
3 Nevada Bar No: 1578  
4 TRENT, TYRELL & ASSOCIATES  
5 11920 So. Southern Highlands  
6 Parkway, Suite 200  
7 Las Vegas, Nevada 89141  
8 (702) 382-2210 (phone)  
9 (702) 382-9242 (fax)  
10 patricia@probatelawlv.com  
11 Attorney for the Petitioner,  
12 MARCI R. MEDLIN, fka, MARCI R.  
13 GROSSMAN

DISTRICT COURT  
CLARK COUNTY, NEVADA

14 In the Matter of the Estate of ) CASE NO. P-11-071908-E  
15 HOWARD F. GROSSMAN, Deceased. ) DEPT. NO. H  
16 )

**ORDER ADMITTING WILL TO PROBATE, ORDER ALLOWING LETTERS  
TESTAMENTARY TO ISSUE AND ORDER CONFIRMING AGREEMENT FOR ATTORNEY'S  
FEES**

Date of Hearing: 08/26/11  
Time of Hearing: 9:30 a.m.

17 This matter having come on for hearing before the above-  
18 entitled Court on the 26<sup>th</sup> day of August, 2011, upon the Amended  
19 Petition for Probate of Will, For Issuance of Letters Testamentary  
20 and Petition for Confirmation of Agreement for Attorney's Fees  
21 filed by MARCI R. MEDLIN; the court having reviewed the pleadings  
22 on file herein and having found that HOWARD F. GROSSMAN died a  
23 resident of Nevada, leaving a valid Last Will and Testament; the  
24 decedent died leaving assets located within Clark County, Nevada  
25 which are subject to the jurisdiction of this court; and the court  
26 having further found that proper notice of hearing has been given  
27 in this matter, and good cause appearing therefor,

28 NOW, THEREFORE, IT IS HEREBY ORDERED AND DETERMINED that  
HOWARD F. GROSSMAN died leaving an instrument which the court

1 hereby finds to be his Last Will and Testament. Therefore, this  
 2 instrument, dated July 29, 2003, is hereby admitted to probate as  
 3 the Last Will and Testament of HOWARD F. GROSSMAN; and it is

4 FURTHER ORDERED that Letters Testamentary in the matter of the  
 5 estate of HOWARD F. GROSSMAN shall be issued to the Petitioner,  
 6 MARCI R. MEDLIN, upon her taking the oath of office as required by  
 7 law, without bond; and it is


8 FURTHER ORDERED that the Personal Representative shall have  
 9 all rights and obligations reposed in administrators pursuant to  
 10 law including, but not limited to, closing and taking possession of  
 11 any and all bank, brokerage or other accounts and/or safe deposit  
 12 boxes bearing the decedent's name in any banking or brokerage  
 13 institution located within this court's jurisdiction; and it is

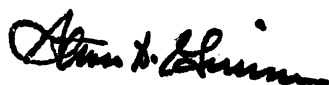
14 FURTHER ORDERED that the payment of attorney's fees and costs  
 15 to the law firm of Trent, Tyrell & Associates is hereby confirmed  
 16 and approved pursuant to N.R.S. 150.060 and pursuant to the terms  
 17 of the Legal Services Agreement entered into between the Petitioner  
 18 and said law firm.

19 DATED and DONE this 26<sup>th</sup> day of August, 2011.

20  
 21   
 22 DISTRICT JUDGE 

23 TRENT, TYRELL & ASSOCIATES

24   
 25 PATRICIA A. TRENT, ESQ.  
 26 11920 So. Southern Highlands  
 27 Parkway, Suite 200  
 28 Las Vegas, Nevada 89141  
 Attorney for the Petitioner



APR 19 2012

CERTIFIED COPY  
 DOCUMENT ATTACHED IS A  
 TRUE AND CORRECT COPY  
 OF THE DOCUMENT ON FILE



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09/07/2011 03:28:57 PM

*Steven D. Grierson*  
CLERK OF THE COURT

LETT

DISTRICT COURT  
CLARK COUNTY, NEVADA

In the Matter of the Estate of:

HOWARD F. GROSSMAN

Deceased.

Case No. P 11-071908E

LETTERS TESTAMENTARY

On the 28<sup>th</sup> day of August, 20 11, the Court entered an Order admitting the  
Decedent's Will to probate and appointing MARCI R. MEDLIN as Executor of the  
Decedent's Estate. The Order includes:

- ☒ A directive for no bond;  
☐ A directive for the establishment of blocked accounts;  
☐ A directive for the posting of bond in the sum of \$ \_\_\_\_\_; or  
☐ A directive for both the establishment of blocked accounts for sums in excess of \$ \_\_\_\_\_ and the  
posting of bond in the sum of \$ \_\_\_\_\_.

The Executor, having duly qualified, may act and has the authority and duties of Executor.

In testimony of which, I have this date signed these Letters and affixed the seal of the Court.

STEVEN D. GRIERSON CLERK OF THE COURT  
HONG-KONG MAI By *Steven D. Grierson* Date

SEP 07 2011

OATH

I, MARCI R. MEDLIN, whose mailing address is 7075 W. Gowen, Apt. 2100  
Las Vegas, NV 89129, solemnly affirm that I will faithfully perform according to law the  
duties of Executor and that all matters stated in any petition or paper filed with the Court by me are true of my own  
knowledge or, if any matters are stated on information and belief, I believe them to be true.

EXECUTOR

SUBSCRIBED AND AFFIRMED before me this

28<sup>th</sup> day of August, 20 11.

Clark of the Court

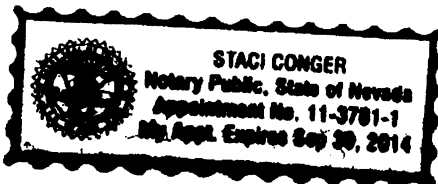
By:

Deputy Clerk

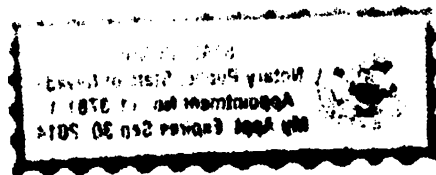
(OR)

NOTARY PUBLIC

County of Clark State of Nevada



Unofficial Copy



*Alan D. Shuman*

APR 19 2012

CERTIFIED COPY  
DOCUMENT ATTACHED IS A  
TRUE AND CORRECT COPY  
OF THE DOCUMENT ON FILE