

DOUGLAS COUNTY, NV

2017-908464

RPTT:\$975.00 Rec:\$35.00

\$1,010.00 Pgs=3

12/26/2017 03:19 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1219-22-001-057

RPTT: \$975.00

Recording Requested By:

Western Title Company

Escrow No.: 093397-TEA

When Recorded Mail To:

Keith M. Jensen

Dana P. Jensen

1442 Arlington

Lodi, CA 95242

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

Traci Adams

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Fred J. Simon, Jr. and Maria V. Simon, Trustees, or their Successors in Trust, of the Simon Family Trust U/D/T January 31, 2005

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Keith M. Jensen and Dana P. Jensen, husband and wife as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

Lot 605, as set forth on that Final Subdivision Map Planned Unit Development 2014-6 of JOB'S PEAK RANCH UNIT 6, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 6, 2009, in Book 0309, at Page 1336, as Document No. 739115, Official Records. And amended on that amended plat of a portion of JOB'S PEAK RANCH UNIT 6, amending Lots A, B, 601, 602, 611 through 617 filed in the office of the County Recorder of Douglas County, State of Nevada on January 27, 2011 in Book 111, Page 5836, as Document No. 777626, Official Records.


PARCEL 2:

A non-exclusive easement for use, access to and enjoyment of the Common Element pursuant to document entitled "Declaration of Covenants, Conditions and Restrictions", recorded May 22, 1997, in Book 597, Page 3892, as Document No. 413179, re-recorded December 3, 1997, in Book 1297, Page 783, as Document No. 427651 and re-recorded February 14, 2000, in Book 200, Page 2204, as Document No. 486266, Official Records, Douglas County, Nevada.


TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 12/10/2017

The Simon Family Trust U/D/T January 31, 2005



Fred J. Simon, Jr., Trustee



Maria V. Simon, Trustee

STATE OF Nevada _____ } ss

COUNTY OF Carson City _____

This instrument was acknowledged before me on
December 26, 2017 _____

By Fred J. Simon, Jr. and Maria V. Simon.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1219-22-001-057

2. Type of Property:
a) Vacant Land
b) Single Fam. Res.
c) Condo/Twnhse
d) 2-4 Plex
e) Apt. Bldg
f) Comm'l/Ind'l
g) Agricultural
h) Mobile Home
i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
DOCUMENT/INSTRUMENT #: _____
BOOK _____ PAGE _____
DATE OF RECORDING: _____
NOTES: _____

3. Total Value/Sales Price of Property: \$250,000.00
Deed in Lieu of Foreclosure Only (value of property) (
Transfer Tax Value: \$250,000.00
Real Property Transfer Tax Due: \$975.00

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section
b. Explain Reason for Exemption: 100

5. Partial Interest: Percentage being transferred: %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity escrow officer
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Fred J. Simon, Jr. and Maria V. Simon, Trustees, or their Successors in Trust, of the Simon Family Trust U/D/T January 31, 2005
Address: 223 Mountain Reach Court
City: Gardnerville
State: NV Zip: 89460

Print Name: Dana P. Jensen and Keith M. Jensen
Address: 1442 Arlington
City: Lodi
State: CA Zip: 95242

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410

Esc. #: 093397-TEA