

ASSESSORS PARCEL NUMBER:  
1418-10-710-008

Recording Requested by:

MOBO LAW, LLP

When Recorded Mail To:

MOBO LAW, LLP  
10343 High Street, Suite One  
Truckee, California 96161-0116

SPACE ABOVE FOR RECORDER'S USE  
DOCUMENTARY TRANSFER TAX: NONE  
(CHANGE OF TRUSTEE & NOT PURSUANT TO SALE)

**MAIL TAX STATEMENTS TO:**

Steven Russell, Trustee  
938 Tahoe Blvd.  
Incline Village, Nevada 89451

**AFFIDAVIT OF CHANGE OF TRUSTEE  
(NEVADA REVISED STATUTES 164.400-164.440)**

**Pursuant to N.R.S. 239B.030(4) and N.R.S. 603A.040, the undersigned hereby affirms that this document does not contain personal information.**

  
ERICA S. COOPER, ESQ.

State of Nevada )  
)ss.  
County of Washoe )

STEVEN RUSSELL of legal age, being first duly sworn, depose and says:

STEVEN RUSSELL is the duly appointed and acting Successor Trustee of the Jensen 2008 Residence Trust dated October 8, 2008 (the "Trust") and is qualified and has the power to act as such.

The Trust was initiated and created by PETER COLE JENSEN, who was the Grantor and original Trustee of the Trust. The Trust provides that Robert A. Johnston was to become the Trustee of the Trust on October 8, 2018. Robert A. Johnston never accepted appointment as Trustee nor acted in such capacity, and the trusteeship is currently vacant. The Trust also provides

that PETER COLE JENSEN has the authority to remove any trustee of the Trust at any time and for any reason and to appoint additional and/or successor trustees.

On December 16, 2019, PETER COLE JENSEN exercised his authority under the Trust and removed Robert A. Johnston as Trustee and appointed STEVEN RUSSELL as Successor Trustee. On December 18, 2019, STEVEN RUSSELL accepted his appointment as Successor Trustee. The Removal of Trustee, Appointment of Successor Trustee, and Acceptance by Successor Trustee (the "Appointment Document") is attached hereto and incorporated herein by this reference. The PETER COLE JENSEN described in the Appointment Document is the same person as PETER COLE JENSEN named as the initial Trustee of the Jensen 2008 Residence Trust dated October 8, 2008 and is the same person as the party in that certain Deed dated October 8, 2008, wherein the Grantee is PETER COLE JENSEN as Trustee of the Jensen 2008 Residence Trust dated October 8, 2008, recorded as Document No. 0733174 in the Official Records of Douglas County, Nevada.

As a result of the Appointment Document, STEVEN RUSSELL became the Trustee of the Trust.

This Affidavit affects the title to all that real property located in the State of Nevada, County of Douglas, described as follows:

**Lot 19, in Block A, as shown on the second AMENDED MAP OF GLENBROOK SUBDIVISION UNIT 2, filed for record in the Office of the County Recorder of Douglas County, Nevada, on January 30, 1980, in Book 180, Page 1512, as Document No. 41035, Official Records of Douglas County, Nevada.**

**APN: 1418-10-710-008**

**Commonly known as 206 Lakemill Road, Glenbrook, Nevada 89413**

This Trust has not been revoked, modified, or amended in any manner, other than set forth above, which would cause the representations in this Affidavit to be incorrect. This Affidavit is being signed by all currently acting Trustees of the Trust.

Dated: Dec. 18, 2019


  
\_\_\_\_\_  
Steven Russell, Successor Trustee of the JENSEN  
2008 RESIDENCE TRUST

JURAT

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

STATE OF Nevada )  
 ) ss.  
COUNTY OF Washoe )

Subscribed and sworn to (or affirmed) before me on this 18 day of December, 2019, by Steven Russell, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(Seal)  GAYLENE R. ZILIC  
NOTARY PUBLIC  
STATE OF NEVADA  
My Commission Expires: 02-13-2021  
Certificate No: 17-2200-5

Signature: Gaylene R. Zilic

**REMOVAL OF TRUSTEE, APPOINTMENT OF SUCCESSOR TRUSTEE,  
AND ACCEPTANCE BY SUCCESSOR TRUSTEE**

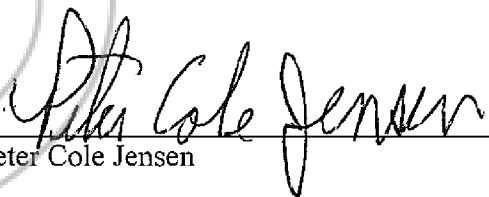
**RECITALS**

1. Peter Cole Jensen (“Peter”) was the Grantor and originally-named Trustee of the Jensen 2008 Residence Trust (the “Trust”). The Trust was established by an agreement of trust dated October 8, 2008 (the “Trust Agreement”).
2. Pursuant to Article Seven, Paragraph (a) of the Trust Agreement, Robert A. Johnston (“Robert”) was to become the Trustee of the Trust on October 8, 2018.
3. Robert never accepted appointment as Trustee nor acted in such capacity.
4. Pursuant to Article Seven, Paragraph (b) of the Trust Agreement, Peter has the authority to remove any trustee of the Trust at any time and for any reason and to appoint additional and/or successor trustees.
5. Peter now wishes to remove Robert as Trustee of the Trust and to appoint Steven Russell (“Steven”) as successor Trustee of the Trust.
6. Steven wishes to accept his appointment as successor Trustee of the Trust.

**REMOVAL OF TRUSTEE**

I, Peter Cole Jensen, hereby remove Robert A. Johnston as Trustee of the Trust effective upon the date indicated below.

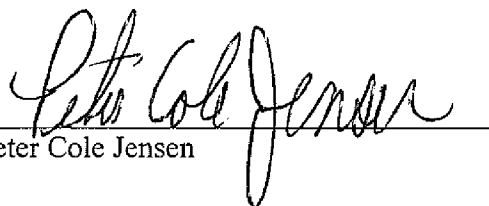
Dated: December 16, 2019

  
Peter Cole Jensen

**APPOINTMENT OF SUCCESSOR TRUSTEE**

I, Peter Cole Jensen, hereby appoint Steven Russell to serve as successor Trustee of Trust, effective upon the date indicated below.

Dated: December 16, 2019

  
Peter Cole Jensen

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 NEVADA )  
 ) ss.  
COUNTY OF WASHOE )

On December 16, before me, Sally Welch, Notary Public, personally appeared Peter Cole Jensen, who 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.

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

WITNESS my hand and official seal.

Sally Welch  
Sally Welch, Notary Public



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**ACCEPTANCE BY SUCCESSOR TRUSTEE**

I, Steven Russell, hereby accept appointment to serve as successor Trustee of Trust, effective on the date of the prior Trustee's removal.

Dated: Dec 18, 2019

*Steven Russell*  
Steven Russell

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 Nevada )  
 ) ss.  
COUNTY OF Washoe )

On 12/18/2019, before me, Gaylene Zilic, Notary Public, personally appeared Steven Russell, who 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.

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

WITNESS my hand and official seal.  
*Gaylene R. Zilic*  
\_\_\_\_\_, Notary Public

