

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

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

MAIL TAX STATEMENTS TO:

Kristin Ann Ryner
3906 Crown Point Dr.
San Diego, California 92109

APN: 1418-10-710-008

GRANT DEED

DOCUMENTARY TRANSFER TAX EXEMPTION - NRS 375.090 (Section 5)

The undersigned grantor(s) declare: This transfer is exempt from the documentary transfer tax. Documentary transfer tax is \$0.00 NRS 375.090 (5): A transfer, assignment or other conveyance of real property if the owner of the property is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity.

FOR NO CONSIDERATION, STEVEN RUSSELL, as Trustee of THE JENSEN 2008 RESIDENCE TRUST (u/t/a: October 8, 2008) (the "Grantor"),

Does Hereby GRANT, BARGAIN, SELL AND CONVEY TO KRISTIN ANNE RYNER (the "Grantee"), an individual, an undivided one-half interest in and to the real property situated in the County of Douglas, more fully described on Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

Dated: Dec 18, 2019



STEVEN RUSSELL, Grantor and Trustee

ACKNOWLEDGMENT

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.

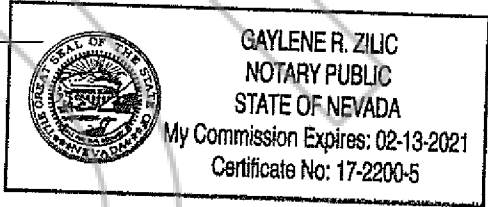
STATE OF Nevada)
)
) ss.
COUNTY OF Washoe)

On December 18, 2019 before me, Gaylene Zilic, Notary Public, personally 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 Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Gaylene R. Zilic
Notary Public



APN: 1418-10-710-008

EXHIBIT "A"
LEGAL DESCRIPTION

APN: 1418-10-710-008
206 Lakemill Road
Glenbrook, Nevada 89413

The land referred to herein is situated 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.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1418-10-710-008
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: <u>1/15/20 Trust Ok~A.B.</u>

3. Total Value/Sales Price of Property:

	\$	_____
Deed in Lieu of Foreclosure Only (value of property)	\$	_____
Transfer Tax Value:	\$	_____
Real Property Transfer Tax Due:	\$ 0.00	_____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7 or 5
- b. Explain Reason for Exemption: Transfer from trust without consideration or Transfer Between parties within first degree of consanguinity

5. Partial Interest: Percentage being transferred: 50 %

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 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 Erica A. Cooper Capacity Attorney
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Steven Russell, Successor Trste
 Address: 15370 Redmond Loop
 City: Reno
 State: CA Zip: 89511

(REQUIRED)
 Print Name: Kristin Anne Ryner
 Address: 3906 Crown Point Dr.
 City: San Diego
 State: CA Zip: 92109

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Erica Cooper, Esq. Escrow # _____
 Address: 10343 High Street, Suite ONE
 City: Truckee State: CA Zip: 96161-0116