

**RECORDING REQUESTED BY:
WHEN RECORDED MAIL
DOCUMENT TO:**



**JON M. JENSEN TRUST
JON M. JENSEN, TRUSTEE
P.O. BOX 547
GENOA, NEVADA 89411**

KAREN ELLISON, RECORDER E07

GRANT, BARGAIN AND SALE DEED

THE GRANTOR, Jon M. Jensen, an unmarried man, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration pursuant to divorce case Rebecca L. Jensen v. Jon M. Jensen, Case No. 2020-DI-00221 in the Ninth Judicial District Court, does hereby convey to the GRANTEE, The Jon M. Jensen Trust, as its sole and separate property, all interest, if any, in the following described real estate situated in the County of Douglas of the State of Nevada:

Jon M. Jensen Trust

A timeshare estate comprised of:

PARCEL 1: An undivided 1/102nd interest in and to that certain condominium estate described as follows:

- (A) An undivided 1/26th interest as tenants in common, in and to the Common Area of Ridge Crest condominiums as said Common Area is set forth on that condominium map recorded August 4, 1988 in Book 888 of Official Records at Page 711, Douglas County, Nevada, as Document No. 183624.**
- (B) Unit No. 103 as shown and defined on said condominium map recorded as Document No. 183624, Official Records of Douglas County, State of Nevada.**

PARCEL 2: A non-exclusive easement for ingress and egress and for the use and enjoyment and incidental purposes over, on and through the Common Area as set forth in said condominium map recorded as Document No. 183624, Official Record of Douglas County, State of Nevada.

PARCEL 3: An exclusive right to the use of a condominium unit and the nonexclusive right to use the real property referred to in subparagraph (A) of Parcel 1, and Parcel 2 above during one "ALTERNATE USE WEEK" within the even-numbered years as that term is defined in the Declaration of Timeshare Covenants, Conditions and Restrictions for the Ridge Crest recorded April 27, 1989 as Document No 200951 of Official Records, Douglas County, State of Nevada (the "CC&R's"). The above described exclusive and non-exclusive rights may be applied to any available unit in The Ridge Crest project during said "ALTERNATE USE WEEK" as more fully set forth in the CC&R's.

Subject to:

- 1. All general and special taxes for the current fiscal year.

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATED 5TH day of MARCH 2021.

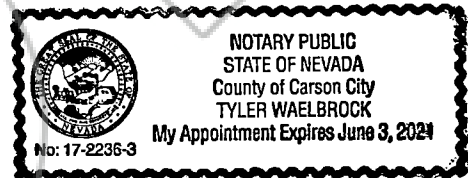
[Signature]
JON M. JENSEN TRUST
JON M. JENSEN, Trustee

STATE OF NEVADA)
)ss.
COUNTY OF DOUGLAS)

On the 5 day of March, 2021, before me the undersigned, a Notary Public in for the State of Nevada, personally appeared JON M. JENSEN, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to in this instrument and acknowledged to me that he executed the foregoing Quitclaim Deed freely and voluntarily for the uses and purposes therein mentioned in his authorized capacity. 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.

[Signature]
NOTARY PUBLIC In and for the State of Nevada
My Commission Expires: June 3, 2021



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-30-631-003
 b) _____
 c) _____
 d) _____

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	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>3/5/21 Jon M. Jensen</u>	

3. Total Value/Sales Price of Property: \$300,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Divorce
Transfer into Trust without consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 Jon M. Jensen Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jon M. Jensen
 Address: P.O. Box 547
 City: Genoa
 State: Nevada Zip: 89411

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jon M. Jensen Trust
 Address: P.O. Box 547
 City: Genoa
 State: Nevada Zip: 89411

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)