

APN: 1419-26-410-013

**GRANT, BARGAIN SALE WARRANTY DEED**

The undersigned grantor:

REBECCA L. JENSEN, an unmarried woman, as her sole and separate property,  
does hereby convey, grant, bargain, sell and warrant to the following grantee:  
REBECCA LOUISE JENSEN TRUST, REBECCA LOUISE JENSEN, Trustee

Grantor's interest in the real property located in the County of Douglas, State of Nevada described as follows:

Lot 28, in Block D, of the Final Subdivision Map, a Planned Unit Development, PD-0016/LDA 02-008 for CANYON CREEK MEADOWS, PHASE 1, filed in the office of the Douglas County Recorder on February 11, 2004 in Book 0204, at page 4470, as Document No. 604356.

Commonly known as: 2855 Cloudburst Canyon Dr, Genoa, NV 89411

The property is conveyed with all warranties of title (subject to all encumbrances of record), together with each and every tenement, hereditament, and appurtenance thereof.

The grantee, as Trustee of the above-referenced Trust, may sell, encumber, or otherwise transfer said property, or any interest therein, and no person dealing with said Trustee has any duty to inquire as to the terms of the Trust or as to the application of the proceeds from the sale, transfer, or encumbrance hereof.

The undersigned grantor, under penalties of perjury, declares that the actual consideration received for this conveyance was NIL.

DATED: March 31 2021

Grantor:

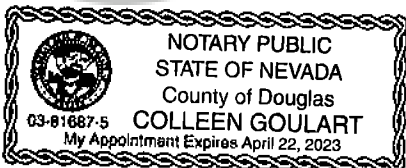
*Rebecca L. Jensen*  
REBECCA L. JENSEN

STATE OF NEVADA                    )  
  ) ss.:  
COUNTY OF DOUGLAS            )

On March 31, 2021, before me, *Colleen Goulart*, a Notary Public, personally appeared *Rebecca L. Jensen*, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within Grant, Bargain Sale Warranty Deed and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person executed the instrument.

WITNESS my hand and official seal.

*Colleen Goulart*  
Notary Public

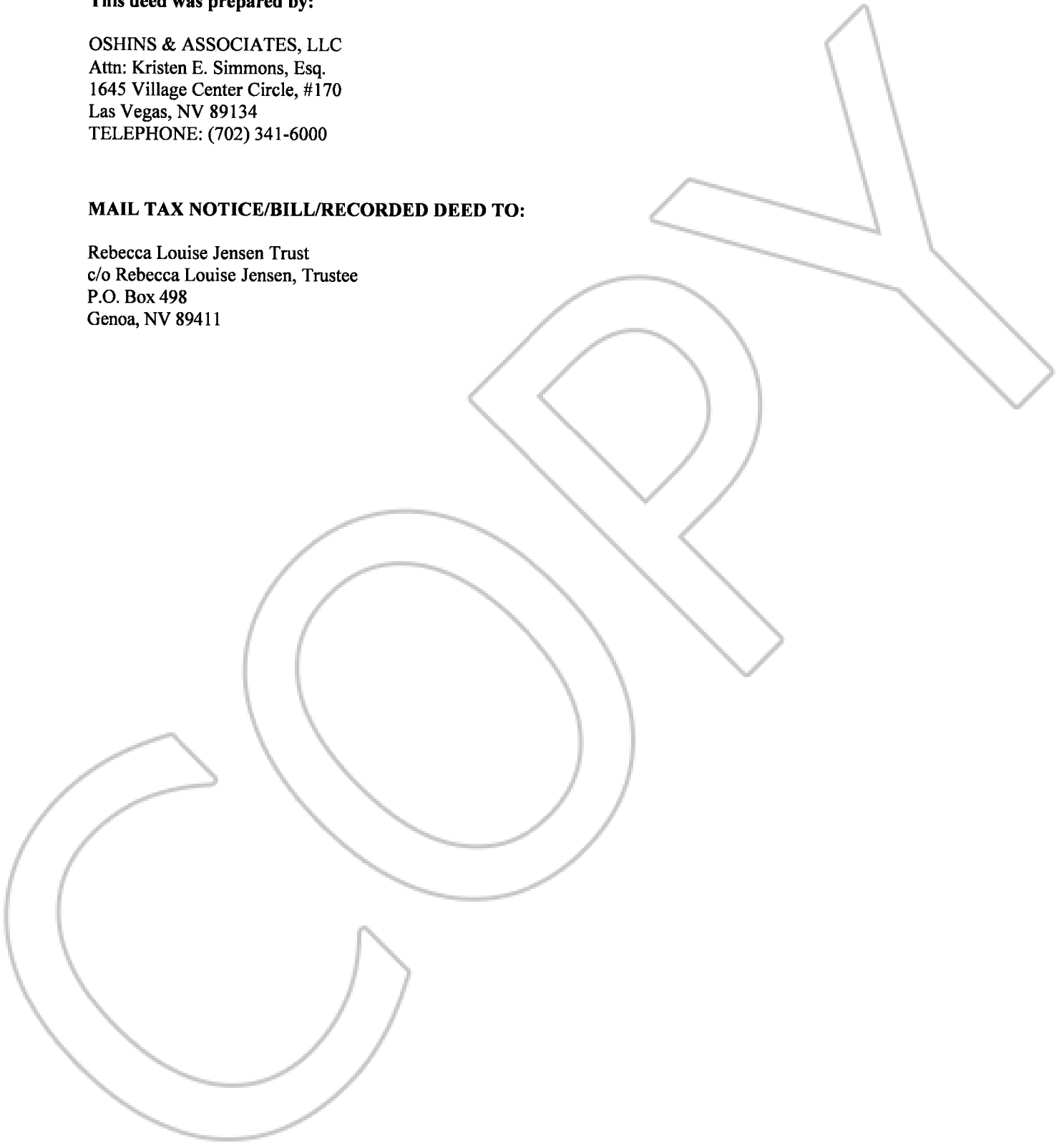


**This deed was prepared by:**

OSHINS & ASSOCIATES, LLC  
Attn: Kristen E. Simmons, Esq.  
1645 Village Center Circle, #170  
Las Vegas, NV 89134  
TELEPHONE: (702) 341-6000

**MAIL TAX NOTICE/BILL/RECORDED DEED TO:**

Rebecca Louise Jensen Trust  
c/o Rebecca Louise Jensen, Trustee  
P.O. Box 498  
Genoa, NV 89411



State of Nevada  
**Declaration of Value Form**

1. Assessor Parcel Number(s)  
 a) 1419-26-410-013  
 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 RECORDER'S OPTION USE ONLY  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: 4/12/21  
 Notes: Verified Deed  
*AB*

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 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: 07  
 b. Explain Reason for Exemption: Transfer without consideration to a trust

5. Partial Interest: Percentage being transferred: 100%  
 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 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 Rebecca Louise Jensen Capacity \_\_\_\_\_ Grantor  
 Signature Rebecca Louise Jensen Capacity \_\_\_\_\_ Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Rebecca Louise Jensen  
 Address: P.O. Box 498  
 City: Genoa  
 State: NV Zip: 89411

Print Name: Rebecca Louise Jensen Trust  
 Address: P.O. Box 498  
 City: Genoa  
 State: NV Zip: 89411

**COMPANY REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Oshins & Associates, LLC Esc. # : \_\_\_\_\_  
 Address : 1645 Village Center Circle, Ste. 170  
 City: Las Vegas State: Nevada Zip: 89134