

APN # 1219-22-001-057
**RECORDING REQUESTED
AND RETURN TO:**

Lifeline Estate Services, Inc.
3708 Lakeside Dr. Ste. 202
Reno, NV 89509

MAILTAX STATEMENTS TO:
Keith M. and Dana P. Jensen, Trustees
81 Five Creek Rd.
Gardnerville, NV 89460


00136367202109688100030030
KAREN ELLISON, RECORDER E07

QUITCLAIM DEED

Keith M. Jensen and Dana P. Jensen, husband and wife as joint tenants, with rights of survivorship hereby quitclaims to **Keith M. Jensen and Dana P. Jensen**, trustee(s) or successor trustee(s) of the **JENSEN FAMILY TRUST DATED JUNE 8, 2021**, the following described real estate in Douglas County, State of Nevada:

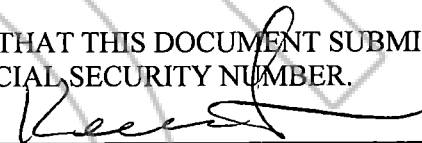
SEE EXHIBIT A

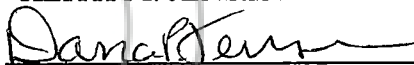
TOGETHER with all the tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues and profits thereof.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties or by said County Assessor in which the property resides. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Dated: June 8th, 2021

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.



KEITH M. JENSEN


DANA P. JENSEN

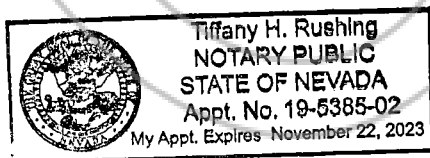
STATE OF NEVADA

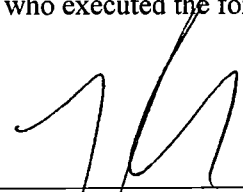
)
) SS:

COUNTY OF WASHOE

ACKNOWLEDGEMENT

Personally came before me this June 8th, 2021, the above named **Keith M. Jensen and Dana P. Jensen**, to me known to be the persons who executed the foregoing instrument and acknowledge the same.





Tiffany H. Rushing, Notary Public
Washoe County, Nevada
My Commission Expires 11/22/23

EXHIBIT A

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 "Declarations 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.

**STATE OF NEVADA
DECLARATION OF VALUE**

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

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 |
| j) <input type="checkbox"/> | other | | |

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING	<u>6/8/21</u>
NOTES:	<u>Trust OR</u>

3. **Total Value/Sales Price of Property:**

Deed in Lieu of foreclosure Only (value of property)	\$0
Transfer Tax Value:	\$0
Real Property Transfer Tax Due:	\$0

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: 7
 b. Explain Reason for Exemption: Transfer to a revocable living trust without consideration. Keith M. Jensen and Dana P. Jensen are the creators and trustors of the Jensen Family Trust Dated 6/8/2021

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 disallowance of any claimed exemption, or other determination of additional taxes 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: [Signature] Capacity: Trustee

Signature: [Signature] Capacity: Trustee

SELLER (GRANTOR) INFORMATION

(REQUIRED)
 Print Name: Keith M. and Dana P. Jensen
 Address: 81 Five Creek Rd.
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Keith M. and Dana P. Jensen
 Address: 81 Five Creek Rd.
 City: Gardnerville
 State: NV Zip: 89460
Trustees of the Jensen Family Trust DTD 6/8/2021

COMPANY /PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Lifeline Estate Services Inc. Escrow #
 Address: 3708 Lakeside Dr. Suite 202
 City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)