

The undersigned hereby affirm that this document submitted for recording does not contain personal information of any person or persons.



KAREN ELLISON, RECORDER

E07

A.P.N. 1219-03-002-029

When Recorded Return to:  
Scott J. Heaton  
Post Office Box 605  
Carson City, NV 89702

Mail Tax Statements to:  
Jesse and Teddy McKone  
225 Sierra Shadows Lane  
Gardnerville, NV 89460

**GRANT, BARGAIN SALE DEED**

THIS INDENTURE WITNESSETH: That TEDDY J. McKONE and JESSE W. McKONE, wife and husband as joint tenants with right of survivorship, in consideration of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to JESSE McKONE and TEDDY McKONE, as Grantors and Co-Trustees under the JESSE AND TEDDY McKONE FAMILY TRUST AGREEMENT dated September 6, 2018, all that real property situate in the City of Gardnerville, County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

Witness our hands this 6th day of September, 2018.

Teddy J. McKone  
TEDDY J. MCKONE

Jesse W. McKone  
JESSE W. MCKONE

STATE OF NEVADA     )  
                                  ) ss.  
CARSON CITY         )

On September 6, 2018, personally appeared before me, the undersigned, a Notary Public, TEDDY J. MCKONE and JESSE W. MCKONE, who acknowledged to me that they executed the above instrument.

Wendy A. Martin  
Notary Public

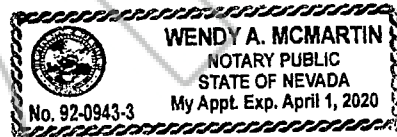


EXHIBIT "A"

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

**PARCEL 1:**

A parcel of land located in the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 12 North, Range 19 East, M.D.B. & M., Carson Valley, Douglas County, State of Nevada. described as follows:

Commencing at the Southwest corner of said Section 3, proceed North 89°57'00" East, 1,002.23 feet, along the Section Line, which is also the center line of a public road, to a point; thence North 0°10'19" West 310.00 feet, along the Westerly boundary of the Tom Andrews property to a point; thence South 89°57'00" West 240.00 feet to the Southwest corner of the Maple Property, which is the TRUE POINT OF BEGINNING; thence North 21°15'19" East, 258.55 feet along the Westerly side of the Maple property, to the Northeast corner of the parcel; thence Northwesterly along the Westerly right of way of Sierra Shadows drive around a curve to the right, having a radius of 325.00 feet, a central angle of 30°33'01" and a length of 173.29 feet, to a point; thence North 38°11'40" West 19.41 feet to a point; thence Westerly around a curve to the left having a radius of 13.75 feet, a central angle of 90 degrees, and a length of 21.60 feet to a point; thence South 13°36'00" West 371.01 feet to the Southwest corner of the parcel; thence North 89°57'00" East, 162.44 feet to the POINT OF BEGINNING.

**PARCEL 2:**

TOGETHER WITH an easement for ingress and egress over and across that certain portion of said land lying adjacent to the Northerly line of the herein-above described land, as conveyed to the general public (more commonly known as Sierra Shadows Lane, (50 feet in width), in instrument recorded October 21, 1969, in Book 70, page 576, Document No. 46066, Official Records.

NOTE: The above metes and bounds description appeared previously in that certain Quitclaim Deed recorded in the office of the County Recorder of Douglas County, Nevada on April 13, 2015, as Document No. 2015-860058 of Official Records.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1219-03-002-029  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust OK BC</u>	

3. Total Value/Sales Price of Property: \$ \$0.00  
Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
Transfer Tax Value: \$ \$0.00  
Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 375.090, Section # 7  
b. Explain Reason for Exemption: Transfer of title to trust without consideration

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 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 Jesse W. McKone Capacity \_\_\_\_\_

Signature Teddy McKone Capacity \_\_\_\_\_

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

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

Print Name: Teddy J. McKone/Jesse W. McKone  
Address: 225 Sierra Shadows Lane  
City: Gardnerville  
State: NV Zip: 89460

Print Name: Jesse and Teddy McKone Family Trust  
Address: 225 Sierra Shadows Lane  
City: Gardnerville  
State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Scott J. Heaton Escrow # \_\_\_\_\_  
Address: Post Office Box 605  
City: Carson City State: NV Zip: 89702

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