

APN#: 1219-01-000-003

RPTT: 7

Recording Requested By:  
Hone Family Trust  
When Recorded Mail To:  
Mottsville Land Company, LLC a  
Nevada Limited Liability  
Company  
P.O. Box 1956  
Minden, NV 89423



00096275201909335190050053

KAREN ELLISON, RECORDER

E07

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

Kathleen L. Hone

Grantor

**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Douglas K. Hone and Kathleen L. Hone, Co-Trustees of the Hone Family Trust UTD 3/21/89

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Mottsville Land Company, LLC a Nevada Limited Liability Company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

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

Dated: 12/24/2018

APN# 1219-01-000-003

The Hone Family Trust UTD 3/21/89

Douglas K. Hone  
Douglas K. Hone, Trustee

Kathleen L. Hone  
Kathleen L. Hone, Trustee

STATE OF Nevada

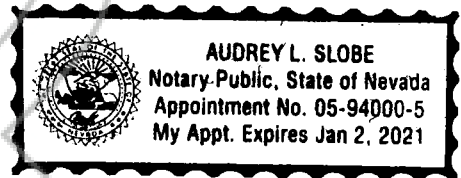
COUNTY OF Douglas } ss

This instrument was acknowledged before me on

August 9, 2019

By Douglas K. Hone and Kathleen L. Hone

Audrey L. Slobe  
Notary Public



DOUGLAS COUNTY

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land, located in the northwest quarter of Section 1, T. 12 N., R. 19 E., M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

Commencing at the northwest corner of said Section 1, proceed East, 1972.52 feet, along the section line, and S  $4^{\circ}16'42''$  W., 415.77 feet, to the TRUE POINT OF BEGINNING, which is the northeast corner of the parcel; thence S  $4^{\circ}16'42''$  W., 426.34 feet, to the southeast corner of the parcel; thence West, 1014.36 feet, to the southwest corner of the parcel; thence N  $1^{\circ}00'01''$  E., 425.22 feet, along the center of the West Fork of the Carson River, to the northwest corner of the parcel; thence East 1038.74 feet, to the TRUE POINT OF BEGINNING.

Assessment Parcel No. 19-080-23

Together with and subject to an easement 50 feet in width for utilities and access purposes centered on the Easterly line of the said described parcel of land herein above and continuing thence Southerly to an intersection with Waterloo Lane.

Reference is made to Record of Survey for Schulz Property recorded September 12, 1974, in Book 974, Page 216, Document No. 75253 of Official Records of Douglas County, Nevada.

9/25/89  
JDR/lisa

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 1219-01-000-003

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**

DOCUMENT/INSTRUMENT #: \_\_\_\_\_  
 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 DATE OF RECORDING: \_\_\_\_\_  
 NOTES: Verified Trust

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

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: Deed out of Trust without consideration

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 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 Kathleen L. Hone Capacity Trustee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Douglas K. Hone and Kathleen L. Hone, Co-Trustees of the Hone Family Trust UTD 3/21/89  
 Address: P.O. Box 1956  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: Mottsville Land Company, LLC a Nevada Limited Liability Company  
 Address: P.O. Box 1956  
 City: Minden  
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name  
 Address:

City/State/Zip:

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