

APN# : 1219-01-000-021  
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

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 under the Hone Family Trust Agreement dated March 21, 1989

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 # 1219-01-000-021

The Hone Family Trust dated March 21, 1989

Kathleen L. Hone  
Kathleen L. Hone, Trustee

Douglas K. Hone  
Douglas K. Hone, Trustee

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

August 9, 2019

By Kathleen L. Hone and Douglas K. Hone

Audrey L. Slobe  
Notary Public

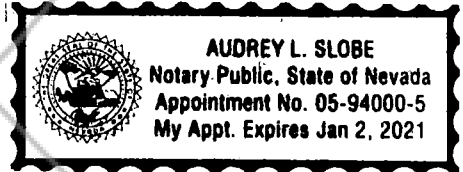


EXHIBIT "A"

LEGAL DESCRIPTION

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

A Portion of the Northwest 1/4 of Section 1, Township 12 North, Range 19 East, M.D.M., Douglas County, Nevada, more particularly described as follows:

Commencing at the Northwest corner of said Section 1; thence South 00°11' East 1936.00 feet along the section line; thence East 450.00 feet to the True Point of Beginning; thence South 26°46'27" East 780.14 feet along the centerline of a 50 foot wide public road easement to the northerly boundary of Waterloo Lane; thence along said northerly boundary North 89°43'01" East 1437.60 feet; thence North 15°58'26" West 984.98 feet and north 04°46'24" West 420.36 feet along the centerline of a 50 foot wide public road easement; thence West 1070.12 feet; thence the following three courses along the center of the streambed of the West Fork of the Carson River, South 04°43'01" West 58.66 feet, South 38°46'18" East 192.39 feet, and South 52°52'56" East 266.66 feet; thence South 67°29'38" West 802.23 feet to the Point of beginning and containing 40.62 acres more or less.

Together with and reserving therefrom a 50 foot easement for public road and utility purposes centered on the Easterly and Westerly boundaries of the Parcel and extended to an intersection with Waterloo Lane.

Said Parcel being shown as Parcel No. 1 on that Land Division map recorded March 9, 1978 in Book 378 of Official Records at Page 580, Douglas County, Nevada, and shown on that map entitled Amended Schulz Land Division Map. Recorded November 6, 1978 in Book 1178 of Official Records at Page 379, Douglas County, Nevada.

Assessment Parcel No. 19-080-13.

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

a) 1219-01-000-021

**2. Type of Property:**

- a)  Vacant Land
- b)  Single Fam.
- 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:                          | <i>Verified Trust - J</i> |

\$0.00

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

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

Transfer Tax Value: \_\_\_\_\_

\$0.00

Real Property Transfer Tax Due: \_\_\_\_\_

**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 disallowance of any claimed exception, 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**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Douglas K Hone and Kathleen L. Hone, Co-Trustees under the Hone Family Trust, dated March 21, 1989  
 Address: P.O. Box 1956  
 City: Minden  
 State: NV Zip: 89423

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: