

APN: 1420-28-611-005



KAREN ELLISON, RECORDER E07

RECORDING REQUESTED BY:
CHARLES W. BONAS
GAIL S. BONAS
2933 SONOMA CT
MINDEN, NV 89423

MAIL RECORDABLE DOCS AND
TAX STATEMENTS TO:
CHARLES WALLACE BONAS AND GAIL
SHARON BONAS, TRUSTEES OF THE
BONAS FAMILY TRUST
2933 SONOMA CT
MINDEN, NV 89423

RPTT \$0.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Charles W. Bonas and Gail S. Bonas, husband and wife as community property with right of survivorship

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Charles Wallace Bonas and Gail Sharon Bonas, Trustees of The Bonas Family Trust, dated January 26, 2016

all that real property situated in the City of Minden, County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Charles W. Bonas
Charles W. Bonas

Gail S. Bonas
Gail S. Bonas

STATE OF NEVADA
COUNTY OF DOUGLAS

} SS:

This instrument was acknowledged before me on 12/11/2019,

by Charles W. Bonas and Gail S. Bonas.

Natalie Frey (seal)
Notary Public



EXHIBIT "A"

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

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

Lot 17, Block A, as shown on the map of MISSION HOT SPRINGS, UNIT 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 14, 1988, in Book 988, Page 1249, as Document No. 186262, and by Certificate of Amendment recorded October 19, 1990, in Book 1090, Page 2954, in Document No. 237002.

Together with an easement for ingress and egress as described in Easement Agreement recorded September 6, 1992, Book 991, Page 647, Document No. 259663.

That portion of Lot 16 of MISSION HOT SPRINGS SUBDIVISION, UNIT 2, as recorded in Book 489 of Maps as Document No. 201090, Official Record of Douglas County, State of Nevada, being more particularly described as follows:

Being at the Southwest corner of Lot 16, also being the Southeast corner of Lot 17 of said subdivision; thence North 01°06' 01" West, 171.01 feet along the line common in said Lot 16 and 17 to the point of beginning; thence departing said line for a 16 foot wide access easement corridor, 8 feet on either side of the following corner:

North 38°49'35" East, 35.47 feet; North 12°52'35" West, 24.11 feet to a point on Sonoma Court.

**Assessor's Parcel Number(s):
1420-28-611-005**

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1420-28-611-005
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: <u>Verified Trust</u>	

3. a. Total Value/Sales Price of Property: \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 0.00
 d. 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: From individuals to 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 Charles W Bonas Capacity Grantor
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Charles W. Bonas and Gail S. Bonas
 Address: 2933 Sonoma Ct
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Charles Wallace Bonas and Gail Sharon Bonas, Trustees of The Bonas Family Trust
 Address: 2933 Sonoma Ct
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: _____ Escrow No.: _____
 Address: _____
 City, State, Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED