

APN: 1319-19-411-015

RECORDING REQUESTED BY:

Joseph J. Powell, Esq.
Hutchison & Steffen, PLLC
10080 West Alta Drive, Suite 200
Las Vegas, Nevada 89145

AFTER RECORDING MAIL TO:

Hutchison & Steffen, PLLC
10080 West Alta Drive, Suite 200
Las Vegas, Nevada 89145

MAIL TAX STATEMENT TO:

David Scott and Catherine Scott, Managers
P.O. Box 3625
Stateline NV 89449

GRANTEE'S ADDRESS:

David Scott and Catherine Scott, Managers
Bonnie Court, LLC
P.O. Box 3625
Stateline NV 89449

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

DAVID ROBERT SCOTT and CATHERINE CLARK SCOTT, husband and wife as
joint tenants with right of survivorship,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

BONNIE COURT, LLC, a Nevada limited liability company.

ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A", attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

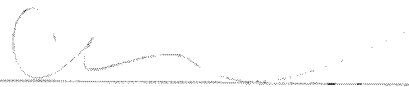
- Subject To:
1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. 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.

WITNESS our hands, this September 29, 2021.



DAVID ROBERT SCOTT



CATHERINE CLARK SCOTT

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me, this 29 day of September, 2021, by DAVID ROBERT SCOTT and CATHERINE CLARK SCOTT.



Notary Public

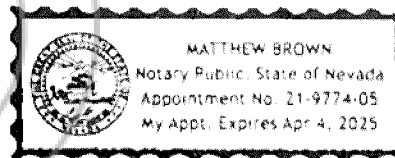
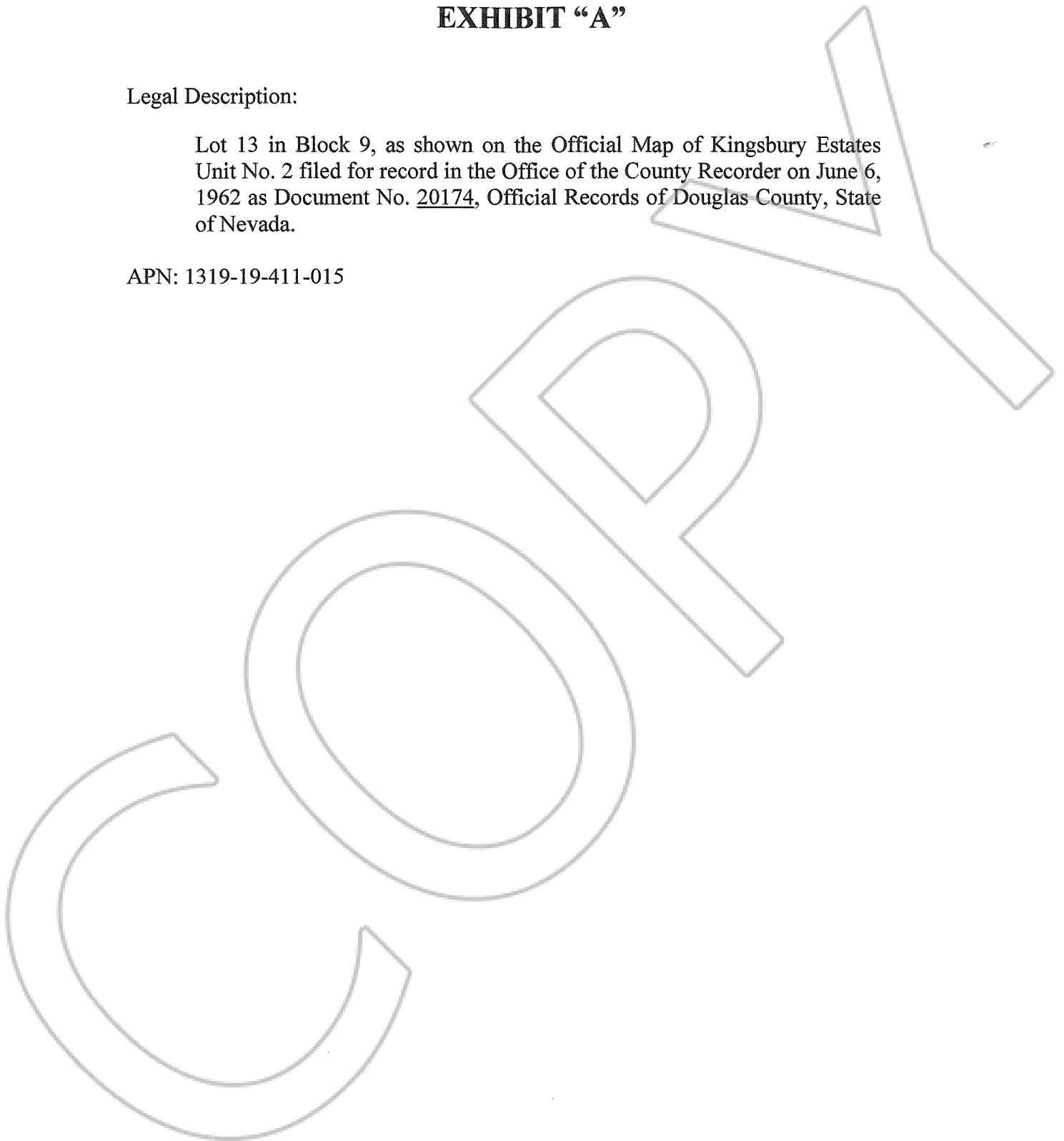


EXHIBIT "A"

Legal Description:

Lot 13 in Block 9, as shown on the Official Map of Kingsbury Estates Unit No. 2 filed for record in the Office of the County Recorder on June 6, 1962 as Document No. 20174, Official Records of Douglas County, State of Nevada.

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-19-411-015
- b) _____
- c) _____
- d) _____
- e) _____

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 RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes: 10/27/21 Operating Agr. Ok~A.B.	

3. Total Value /Sales Price of Property:

\$ _____

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$ _____

Real Property Transfer Tax Due:

\$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 9

b. Explain Reason for Exemption: Transfer to a business entity of which grantor is 100% owner.

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, the 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: _____ Capacity: Grantor

Signature: _____ Capacity: Grantor

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

Print Name: David Robert Scott and
Catherine Clark Scott
Address: 1724 Sterling Hills St
City/State: Oakdale, CA 95361

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

Print Name: David Scott and
Catherine Scott, Managers
Bonnie Court, LLC
Address: PO Box 3625
City/State: Stateline, NV 89449

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Hutchison & Steffen, PLLC
Address: 10080 West Alta Drive, Suite 200
City, State, Zip: Las Vegas, Nevada 89145

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