

A.P.N.: 1418-27-711-001  
File No: 123-2670729 (VD)  
R.P.T.T.: \$7,020.00

When Recorded Mail To: Mail Tax Statements To:  
Rondal S. Hart  
286 Chukkar Drive  
Glenbrook, NV 89413

***GRANT, BARGAIN and SALE DEED***

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

Werner H. Schulz and Carolyn W. Schulz, Co-Trustees of The Schulz Living Trust  
established  
December 19, 1985

do(es) hereby *GRANT, BARGAIN and SELL* to

Rondal S. Hart, a single man and Scott F. Honeychurch, a single man as joint tenants  
with right of survivorship

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

**LOT 133, AS SHOWN ON THE OFFICIAL MAP OF CAVE ROCK ESTATES UNIT NO. 1,  
FILED IN THE OFFICE OF THE COUNTY RECORDER ON JANUARY 03, 1962,  
DOCUMENT NO. 19323, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF  
NEVADA.**

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now  
of record.

Werner H. Schulz and Carolyn W. Schulz, Co-Trustees of The Schulz Living Trust established December 19, 1985

*[Handwritten Signature]*  
Werner H. Schulz, Trustee

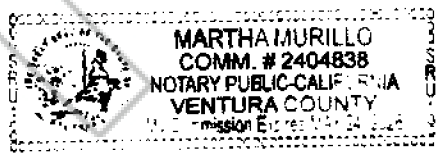
\_\_\_\_\_  
Carolyn W. Schulz, Trustee

*~ CA*  
STATE OF ~~NEVADA~~ )  
*~ Santa Barbara* ss.  
COUNTY OF ~~WASHOE~~ -)

This instrument was acknowledged before me on Jan 10, 2024 by Werner H. Schulz and Carolyn W. Schulz, Co-Trustees of The Schulz Living Trust e. *MM*

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public  
(My commission expires: 5-24-26)

Martha Murillo  
Comm.#2404838  
Notary Public - California  
Ventura County  
My Commission Expires May 24, 2028



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 01/09/2024 under Escrow No. 123-2670729

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Barbara

s.s.

On Jan 10, 2024 before me, Martha Murillo, Notary Public

personally appeared Werner H. Schulz

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Martha Murillo  
Comm.#2404838  
Notary Public - California  
Ventura County

My Commission Expires May 24, 2028



WITNESS my hand and official seal.

## OPTIONAL INFORMATION

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_

Guardian/Conservator  
Partner - Limited/General  
Trustee(s)  
Other \_\_\_\_\_

representing: \_\_\_\_\_

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence.

- form(s) of identification     credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

Other:

- Additional Signer     Signer(s) Thumbprints(s)

\_\_\_\_\_

Werner H. Schulz and Carolyn W. Schulz, Co-Trustees of The Schulz Living Trust established December 19, 1985

\_\_\_\_\_  
Werner H. Schulz, Trustee

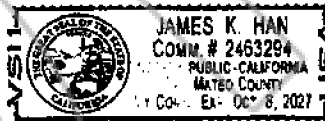
Carolyn W. Schulz  
Carolyn W. Schulz, Trustee

California  
STATE OF ~~NEVADA~~ )  
COUNTY OF ~~WASHOE~~ <sup>ss.</sup> Santa Clara

This instrument was acknowledged before me on  
9th day of Nov 2024 by  
Werner H. Schulz and Carolyn W. Schulz, Co-Trustees of The Schulz Living Trust e.

[Signature]  
\_\_\_\_\_  
Notary Public  
(My commission expires: 10-8-27)

James K. Han  
Comm #2463294  
Notary Public-California  
San Mateo County  
My Commission Expires Oct. 8 2027



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 01/09/2024 under Escrow No. 123-2670729

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1418-27-711-001
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$1,800,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$1,800,000.00
- d) Real Property Transfer Tax Due \$7,020.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

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: \_\_\_\_\_  
Signature: \_\_\_\_\_

Capacity: grantor  
Capacity: \_\_\_\_\_

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

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

Werner H. Schulz and Carolyn W. Schulz, Co-Trustees of The Schulz Living Trust e  
Print Name: Living Trust e  
Address: 22646 San Juan rd.  
City: Cupertino  
State: CA Zip: 95014

Rondal S. Hart and Scott F. Honeychurch  
Print Name: F. Honeychurch  
Address: 22 Rabble Road  
City: Orinda  
State: CA Zip: 94563

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

First American Title Insurance  
Print Name: Company File Number: 123-2670729 VD/ vg  
Address: 940 Southwood Blvd, Suite 203  
City: Incline Village State: NV Zip: 89451

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