

DOUGLAS COUNTY, NV  
RPTT:\$5850.00 Rec:\$40.00  
\$5,890.00 Pgs=3  
TOIYABE TITLE  
SHAWNYNE GARREN, RECORDER

2024-1010720

08/05/2024 02:40 PM

**APN: 1320-34-002-016**

**RPTT: 5,850.00**

**Escrow No.: TTL-24-5562**

**When recorded return to:**

**Douglas Alan Honeyford and Brooke Ashleigh  
Honeyford, Trustees of The Honeyford Family Trust  
dated April 27, 2021, and any amendments thereto  
1462 Butterfly Ln.  
Gardnerville, NV 89410**

**Mail Tax Statement to:**

**Grantee same as above**

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**Grant, Bargain and Sale Deed**

THIS INDENTURE WITNESSETH: That ***Home Buyers' Solutions LLC, a Nevada Limited Liability Company***

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to ***Douglas Alan Honeyford and Brooke Ashleigh Honeyford, Trustees of The Honeyford Family Trust dated April 27, 2021, and any amendments thereto***

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

See Exhibit "A" attached hereto and made a part hereof.

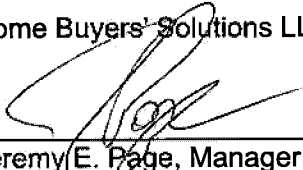
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining

*Signature continues on Page 2.*

Grant, Bargain, Sale Deed cont'd.  
Escrow No. TTL-24-5562  
Page Two

Witness my hand(s) this 9th day of July, 2024.


Home Buyers' Solutions LLC, a Nevada Limited Liability Company

  
\_\_\_\_\_  
Jeremy E. Page, Manager

STATE OF Nevada  
COUNTY OF Douglas

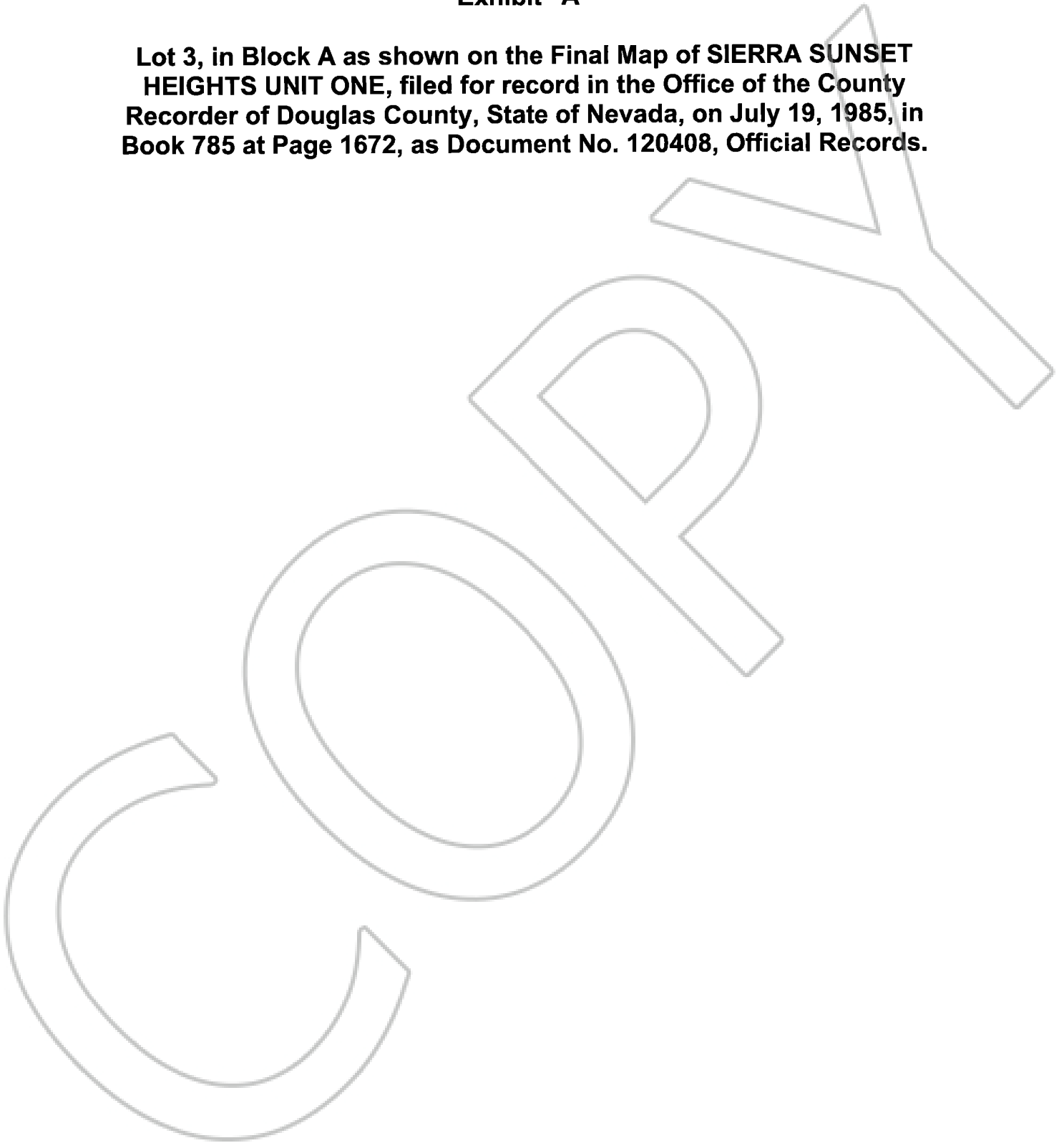
This instrument was acknowledged before me on this 9th day of July, 2024, by  
Jeremy E. Page.

  
\_\_\_\_\_  
NOTARY PUBLIC

 M. BOWLEN  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 20-5990-05 - Expires November 13, 2024

**Exhibit "A"**

**Lot 3, in Block A as shown on the Final Map of SIERRA SUNSET HEIGHTS UNIT ONE, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on July 19, 1985, in Book 785 at Page 1672, as Document No. 120408, Official Records.**



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-34-002-016  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.        f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$1,500,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$  
 c. Transfer Tax Value: \$1,500,000.00  
 d. Real Property Transfer Tax Due: \$5,850.00
4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_
5. Partial Interest: Percentage Being Transferred: 100.00%

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: *[Signature]* Capacity: Escrow Officer  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: <u>Home Buyers' Solutions LLC, a Nevada Limited Liability Company</u>	Print Name: <u>Douglas Alan Honeyford and Brooke Ashleigh Honeyford, Trustees of The Honeyford Family Trust 2021 dated April 27, 2021</u>
Address: <u>880 Northwood Boulevard</u>	Address: <u>1462 Butterfly Lane</u>
City: <u>Incline Village</u>	City: <u>Gardnerville</u>
State: <u>NV</u> Zip: <u>89451</u>	State: <u>NV</u> Zip: <u>89410</u>

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

Print Name: Toiyabe Title, LLC      Esc. #: TTL-24-5562  
 Address: 1625 Nevada 88, Suite 407  
 City: Minden      State: NV      Zip: 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED