

APN: 1220-21-510-043

When Recorded, Mail To:  
Laura J. Werner  
8627 Mahonia Dr.  
El Dorado Hills, CA 95762



KAREN ELLISON, RECORDER E06

Mail Tax Statements To:  
Laura J. Werner  
8627 Mahonia Dr.  
El Dorado Hills, CA 95762

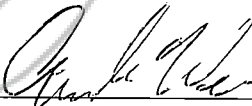
**GRANT, BARGAIN AND SALE DEED**

This Indenture made this 10 day of April, 2022, by and between ANDREW K. WERNER and LAURA J. WERNER (collectively "Grantor") LAURA J. WERNER, an unmarried woman ("Grantee").

**WITNESSETH:**

FOR VALUABLE CONSIDERATION, that said Grantor do, by these presents, grant, bargain, sell and convey all of her respective right, title, and interest unto the Grantee and her successors and assigns, in that certain real property situate in the County of Douglas, State of Nevada, described in Exhibit "A" attached hereto and made a part hereof.

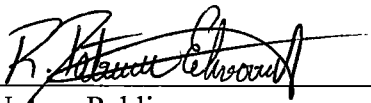
TOGETHER WITH all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

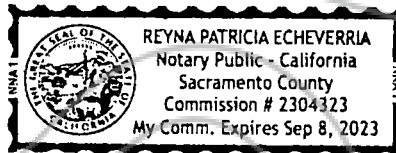
  
\_\_\_\_\_  
ANDREW K. WERNER

  
\_\_\_\_\_  
LAURA J. WERNER

STATE OF California )  
COUNTY OF El Dorado )

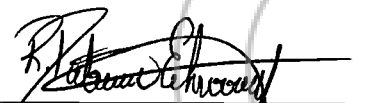
On this 10 day of April, 2022, personally appeared before me, a Notary Public, Andrew K. Werner, who acknowledged executing the above instrument.

  
\_\_\_\_\_  
Notary Public



STATE OF California )  
COUNTY OF El Dorado )

On this 10 day of April, 2022, personally appeared before me, a Notary Public, Laura J. Werner, who acknowledged executing the above instrument.

  
\_\_\_\_\_  
Notary Public

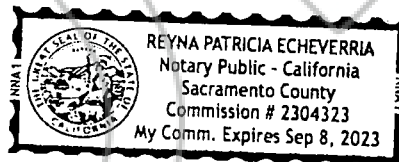
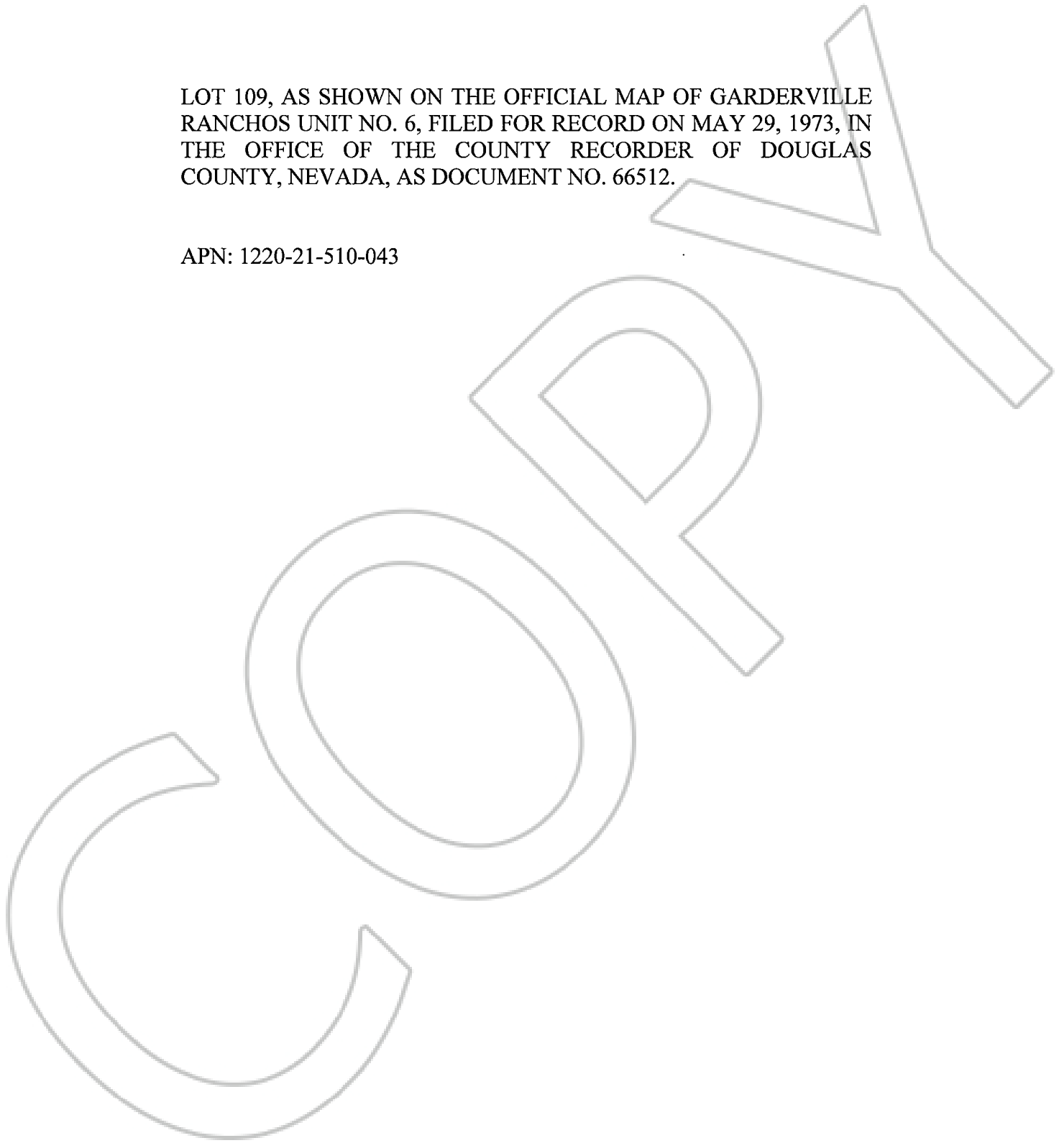


Exhibit "A"

LOT 109, AS SHOWN ON THE OFFICIAL MAP OF GARDERVILLE RANCHOS UNIT NO. 6, FILED FOR RECORD ON MAY 29, 1973, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 66512.

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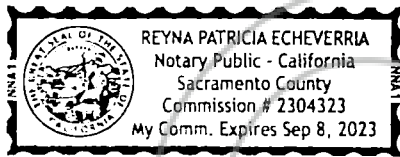
CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 El Dorado
On 4/10/2022 before me, Reyna Patricia Echeverria
personally appeared Laura J. Werner ; Andrew K. Werner

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.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain and Sale Deed
Document Date: 4/10/2022 Number of Pages:
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Laura J. Werner Signer's Name: Andrew K. Werner
[ ] Corporate Officer - Title(s):
[ ] Partner - [ ] Limited [ ] General [ ] Attorney in Fact
[X] Individual [ ] Trustee [ ] Guardian or Conservator
[ ] Other:
Signer is Representing:

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-21-510-043  
 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: _____	

3. Total Value/Sales Price of Property: \$ 380,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 6  
 b. Explain Reason for Exemption: Divorce

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 [Signature] Capacity owner

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
 (REQUIRED)  
 Andrew K.  
 Print Name: Laura J. Werner  
 Address: 1380 Kimmerling Rd Apt B  
 City: Gardnerville  
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION  
 (REQUIRED)  
 Print Name: Laura J. Werner  
 Address: 8627 Mahonia Dr  
 City: El Dorado Hills  
 State: CA Zip: 95762

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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