

DOUGLAS COUNTY, NV **2024-1003606**
RPTT:\$10335.00 Rec:\$40.00
\$10,375.00 Pgs=3 **01/03/2024 12:41 PM**
SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1219-10-002-002

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

W. Mark and Jennifer Tschirgi
994 Springfield Dr
Gardnerville, NV 89460

Escrow No.: ZC3720-JL

RPTT \$10,335.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

John P. Norton and Lillian J. Norton, as Co-Trustees under The Norton Family Living Trust established on February 4, 1991 as restated on June 14, 2006, amended 30 August, 2012

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

Jennifer O. Tschirgi, trustee of The Jennifer Tschirgi Family Trust dated 03/18/2021, as to an undivided 70% interest and W. Mark Tschirgi, trustee of The Mark Tschirgi Family Trust dated 03/18/2021, as to an undivided 30% interest, as tenants in common

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

John P. Norton and Lillian J. Norton, as Co-Trustees under The Norton Family Living Trust established on February 4, 1991 as restated on June 14, 2006, amended 30 August, 2012

John P. Norton

By: John P. Norton, Trustee

Lillian J. Norton

By: Lillian J. Norton, Trustee

STATE OF Arizona
COUNTY OF Maricopa

} ss:

This instrument was acknowledged before me on December 21, 2023

by John P. Norton Lillian J. Norton

Benjamin Hudas

(seal)

Notary Public

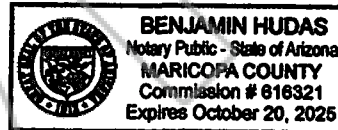


EXHIBIT A"

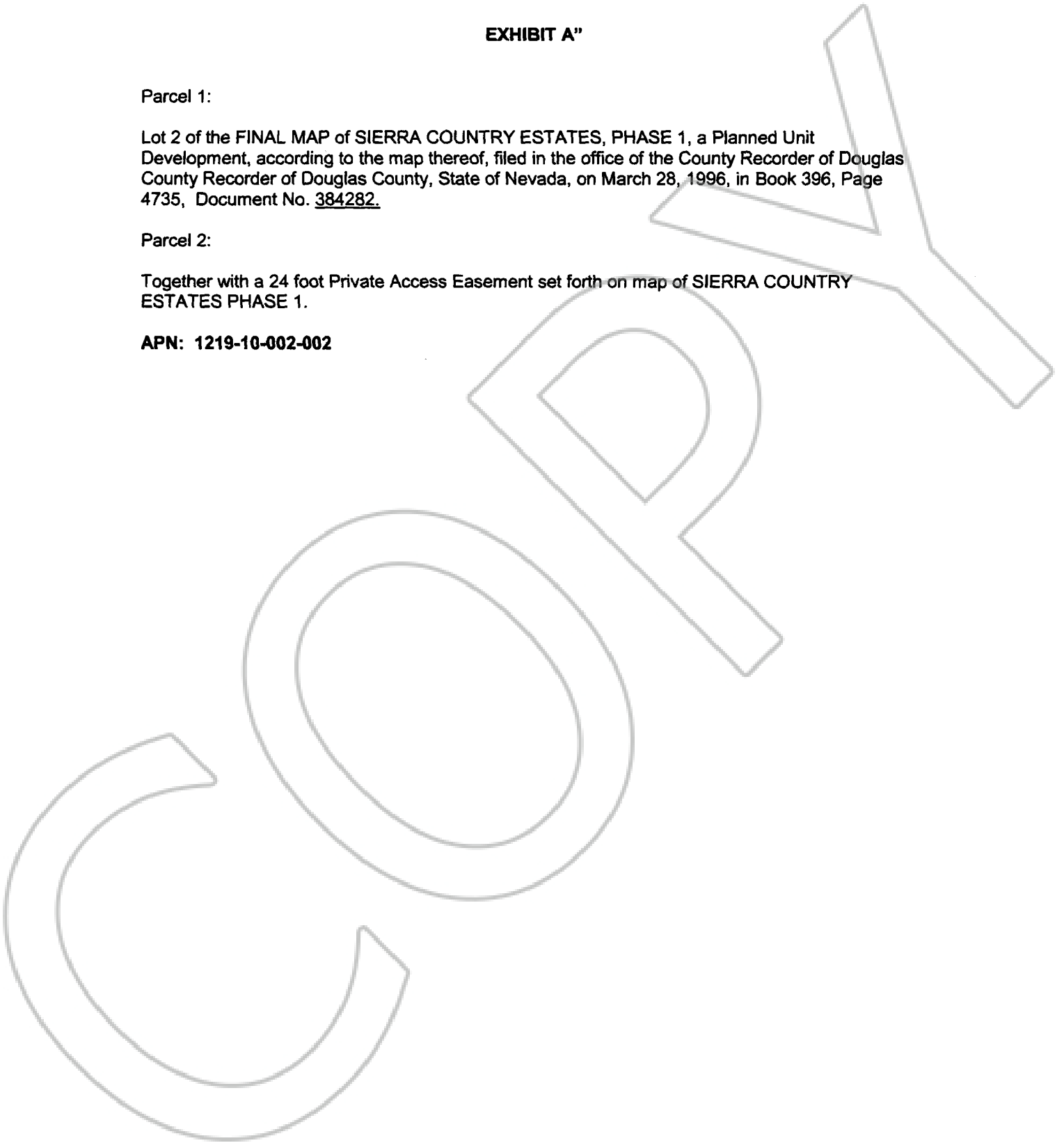
Parcel 1:

Lot 2 of the FINAL MAP of SIERRA COUNTRY ESTATES, PHASE 1, a Planned Unit Development, according to the map thereof, filed in the office of the County Recorder of Douglas County Recorder of Douglas County, State of Nevada, on March 28, 1996, in Book 396, Page 4735, Document No. 384282.

Parcel 2:

Together with a 24 foot Private Access Easement set forth on map of SIERRA COUNTRY ESTATES PHASE 1.

APN: 1219-10-002-002



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1219-10-002-002
- 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
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$2,650,000.00

Transfer Tax Value \$2,650,000.00

Real Property Transfer Tax Due: \$10,335.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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]

Grantor [Signature]

Signature [Signature]
W. Mark Tschirgi / Dec 30, 2023 07:00 PST

Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: John P. Norton and Lillian J. Norton, as Co-Trustees under The Norton Family Living Trust

Address: 22203 NE 128th Circle
Brush Prairie, WA 98606

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: W. Mark Tschirgi, trustee of The Mark Tschirgi Family Trust dated 03/18/2021

Address: 994 Springfield Dr
Gardnerville, NV 89460

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

Print Name: Signature Title Company LLC Escrow #: ZC3720-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED