

APN/Parcel ID(s): 1320-35-002-049

**Order No.:** TTR2400449-RT

**WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:**

Bruce Fournier and Sharon Fournier  
27510 Loma Prieta Way  
Los Gatos, CA 95033

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

R.P.T.T \$4,290.00

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

**Swayne Properties LLC, A Nevada Limited Liability Company,**

do(es) hereby GRANT, BARGAIN AND SELL to

**Bruce Fournier and Sharon Fournier, Husband and Wife as Joint Tenants**

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"  
ATTACHED HERETO AND MADE A PART HEREOF.

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.

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

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR  
GRANT BARGAIN SALE DEED

Dated: 4/17/24

Swayne Properties LLC, A Nevada Limited Liability Company  
By S&P Swayne Trust u/d/t June 25, 1992

BY: [Signature] Trustee  
Sherry Swayne, Trustee

BY: [Signature] Trustee  
Peter Swayne, Trustee

CP CA  
State of NEVADA  
CP SONOMA  
County of DOUGLAS

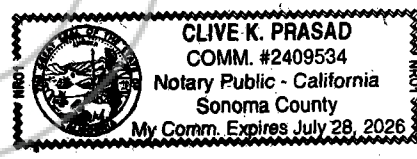
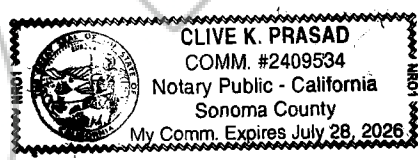
This instrument was acknowledged before me on this 17 day of APRIL,  
2024, by

SHERRY SWAYNE, PETER SWAYNE

[Signature]

Notary Public

[SEAL]



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 1320-35-002-049**

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

Lot 3, in Block A, as shown on the Final Map of WILDFLOWER RIDGE, UNIT 8, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 19, 1990, in Book 1290, Page 2545, as Document No. 241312, Official Records.

**STATE OF NEVADA  
DECLARATION OF VALUE**

- 1. Assessor's Parcel Number(s)
  - a. 1320-35-002-049
  - 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property      \$ 1,100,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- c. Transfer Tax Value:      \$ 1,100,000.00
- d. Real Property Transfer Tax Due      \$ 4,290.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section NONE
- 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 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: Agent  
Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Swayne Properties LLC, A Nevada Limited Liability Company  
Address: 5870 Petaluma Hill Road  
City: Santa Rosa  
State: CA      Zip: 95404

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

Print Name: Bruce Fournier and Sharon Fournier  
Address: 27510 Loma Prieta Way  
City: Los Gatos  
State: CA      Zip: 95033

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

Print Name: Ticor Title of Nevada, Inc.  
Address: 1483 US Hwy 395 N, Suite B  
City: Gardnerville

Escrow # TTR2400449  
State: NV      Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED