

APN: 1320-35-002-049

Escrow No.: TTR2400449-RT

**RECORDING REQUESTED BY
AND RETURN TO:**

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

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

DOUGLAS COUNTY, NV

2024-1007427

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

05/06/2024 12:42 PM

TICOR TITLE - GARDNERVILLE

SHAWNYNE GARREN, RECORDER

E03

GRANT, BARGAIN AND SALE DEED
(Title on Document)

Document No. 2024-1006916 is being re-recorded to fix the legal description.
This page is added to provide additional information required by NRS 111.312 Sections 1-2.

DOUGLAS COUNTY, NV **2024-1006916**
RPTT:\$4290.00 Rec:\$40.00
\$4,330.00 Pgs=3 04/22/2024 11:14 AM
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

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.

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

E-RECORDED *simplifile*
ID: 2024-1006916
County: Douglas
Date: 4-22-24 Time: 11:14

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

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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

State of ^{CA} NEVADA
County of ^{CA} DOUGLAS SONOMA

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

SHERRY SWAYNE, PETER SWAYNE

[Signature]

Notary Public

[SEAL]

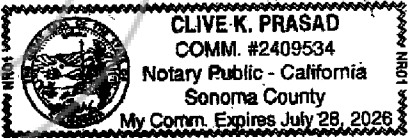
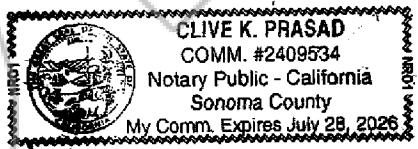


EXHIBIT "A"
Legal Description

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~~⁴, in Block ~~A~~^J, 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 \$ 0.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 0.00
d. Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 03
Document No. 2024-1006916 is being re-recorded to fix the legal
b. Explain Reason for Exemption: description

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: Grantor Agent
Signature _____ Capacity: Grantee

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 J. Fournier and Sharon K. 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. Escrow # TTR2400449
Address: 1483 US Hwy 395 N, Suite B
City: Gardnerville State: NV Zip: 89410