

APN: 1220-24-601-055

Escrow No.: TTR2401942-RT

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

Scott Fischer
1270 Manor Drive
Reno, NV 89509

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

R.P.T.T Exemption #5

THIS INDENTURE WITNESSETH: That

Anjeanette Damon, wife of the Grantee

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

Scott Fischer, a married man as his sole and separate property who acquired title as an unamrried man

all that 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.

GRANTOR HEREIN EXECUTES THIS INSTRUMENT FOR THE SOLE PURPOSE OF RELINQUISHING ANY AND ALL CLAIM OR CLAIMS OF COMMUNITY PROPERTY INTEREST HE/SHE HAS OR MAY HAVE IN AND TO THE WITHIN DESCRIBED REAL PROPERTY.

Subject to:

1. Taxes for the fiscal year;
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

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

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED**

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s)
set forth below.

Dated: 8/1/24

Anjeanette Damon
Anjeanette Damon

State of NEVADA ⁱⁿ
County of ~~DOUGLAS~~ Washoe

This instrument was acknowledged before me on this 1 day of Aug
2024, by Anjeanette Damon.

T. Macaluso
Notary Public
My Commission Expires: Sept 23, 2024

[SEAL]


 **TYLER MACALUSO**
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 16-3876-2 - Expires September 23, 2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1220-24-601-055

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

Parcel 2 as set forth on Parcel Map for Edwin W. & Lorraine A. Higgins, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on January 19, 2006, in Book 106, at Page 6354, of Document No. 666015.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1220-24-601-055
 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 05
 b. Explain Reason for Exemption: Transfer of Title between spouses without consideration

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: [Handwritten Signature] Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Anjeanette Damon
 Address: 1270 Manor Drive
 City: Reno
 State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Scott Fischer
 Address: 1270 Manor Drive
 City: Reno
 State: NV Zip: 89509

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow # TTR2401942
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville State: NV Zip: 89410