

DOUGLAS COUNTY, NV **2024-1010751**  
RPTT:\$3315.00 Rec:\$40.00  
\$3,355.00 Pgs=3 **08/06/2024 11:13 AM**  
TICOR TITLE - GARDNERVILLE  
SHAWNYNE GARREN, RECORDER

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

Order No.: TTR2401942-RT

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

Kenneth R. Werner and Bonnie L. Werner,  
Trustees of the Werner Family Trust dated  
08/26/2002  
1965 Sorrel Lane  
Gardnerville, NV 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN AND SALE DEED**

R.P.T.T \$3,315.00

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

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

do(es) hereby GRANT, BARGAIN AND SELL to

**Kenneth R. Werner and Bonnie L. Werner, Trustees of the Werner Family Trust  
dated 08/26/2002**

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: 8/1/24

[Signature]  
Scott Fischer

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

This instrument was acknowledged before me on this 1 day of Aug,  
2024, by  
Scott Fischer

[Signature]  
Notary Public  
[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      \$ 850,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value:                            \$ 850,000.00  
 d. Real Property Transfer Tax Due            \$ 3,315.00

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: Grantor  
 Signature: \_\_\_\_\_      Capacity: Grantee

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

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

Print Name: Scott Fischer  
 Address: 1270 Manor Drive  
 City: Reno  
 State: NV                                      Zip: 89509

Print Name: Kenneth R. Werner and Bonnie L. Werner, Trustees of the Werner Family Trust dated 08/26/2002  
 Address: 1965 Sorrel Lane  
 City: Gardnerville  
 State: NV                                      Zip: 89410-6830

**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