

OFFICIAL RECORD

Requested By:

NORTHERN NEVADA TITLE

COMPANY

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0309 PG- 6417 RPTT: 1673.10



A.P.N. 1419-26-310-002
Escrow No.: DO-2090171-TA

RECORDING REQUESTED BY:

MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO:

Mr. and Mrs. Stearns

10228 Julio Place

Santee, CA 92071

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s): Documentary transfer tax is \$1,673.10,

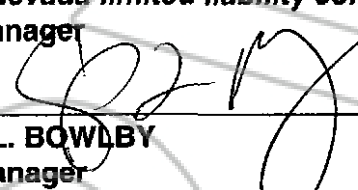
GRANT, BARGAIN, SALE DEED

That **Genoa Developer Associates, LLC**, a Nevada Limited Liability Company in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Richard S. Stearns and Danita J. Stearns, husband and wife as joint tenants** all that real property in the County of **Douglas**, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Dated: March 4, 2009

GENOA DEVELOPER ASSOCIATES, LLC,
a Nevada limited liability company
By: MDG NV BUILDERS, LLC,
a Nevada limited liability company
Its: Manager
By: MONTAHENO INVESTMENT, LLC
a Nevada limited liability company
Its: Manager
By: 
CHIP L. BOWLBY
Its: Manager

State of Nevada }
County of Douglas } ss.

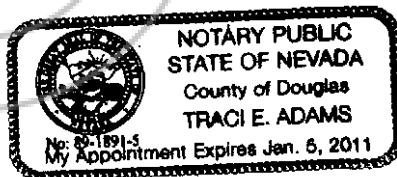
This instrument was acknowledged before
me on

March 3, 2009

By: CHIP L. BOWLBY as Manager of MONTAHENO INVESTMENT, LLC, a Nevada
limited liability company, as Manager of MDG NV BUILDERS, LLC, a Nevada limited
liability company, as Manager of GENOA DEVELOPER ASSOCIATES, LLC, a Nevada
limited liability company

Signature:


Notary Public



DO-2090171-TA
1090446

EXHIBIT "A"

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

PARCEL 1:

Lot 1, Block A, of the Final Subdivision Map, a Planned Unit Development, PD-0016/LDA 02-008 for CANYON CREEK MEADOWS, PHASE 1, filed in the office of the Douglas County Recorder, State of Nevada, on February 4, 2004, in Book 0204, at Page 4470, as Document No. 604356.

PARCEL 2:

Together with the following easements for Access:

An easement for non-exclusive access purposes with the Easement Area, created in that certain document entitled "Master Grant Deed" executed by Ronald L. Simek, et al, recorded on December 31, 1996, as Document No. 403934, in Book 1296, Page 4911, of the Official Records of Douglas County, Nevada.

A non-exclusive 50 foot wide access easement, created in that certain document entitled "Easement Amendment Deed", executed by Little Mondeaux Limousin Corporation, recorded on February 25, 1998, as Document No. 433367, in Book 298, Page 4658, of the Official Records of Douglas County, Nevada.

An easement for pedestrian and vehicular ingress and egress to and from that certain real property; and the installation, construction, repair, maintenance, and replacement of roadway improvements within the Easement Area, such as, without limitation, asphalt paving, cattle guard, and so forth, created in that certain Document entitled "Grant of Relocatable Private Access Easement (#OS6), executed by Ronald L. Simek, recorded on February 3, 2004, as Document No. 603676, in Book 0204, Page 862, of the Official Records of Douglas County, Nevada.

A 50 foot wide access, irrigation, and utility easement, over and across those certain lands described in document recorded on February 3, 2004, in Book 0204, Page 0954, as Document No. 603680, of the Official Records of Douglas County, Nevada.

A 60 foot private access, private irrigation, and public utility easement, as set forth on the Final Subdivision Map entitled CANYON CREEK MEADOWS PHASE 1, according to the plat thereof filed on February 11, 2004, in Book 0204, Page 4470, as Document No. 604356, of the Official Records of Douglas County, Nevada.

PARCEL 3:

Also Together with the following Reservations, Easements and Covenants for the benefit of Parcel 1, herein:

Reservations pursuant to document entitled "Entry Reservation Memorandum for Parcel 14", recorded March 31, 2005, in Book 0305, Page 14360, as Document No. 640525, Official Records, Douglas County, Nevada;

Continued...

EXHIBIT "A" CONTINUED...

Easements pursuant to document entitled "Ancillary Easements Memorandum", recorded March 31, 2005, in Book 0305, Page 14366, as Document No. 640526, Official Records, Douglas County, Nevada;

Covenants pursuant to document entitled "Parcel 10 Memorandum", recorded March 31, 2005, in Book 0305, Page 14373, as Document No. 640527, Official Records, Douglas County, Nevada;

Covenants pursuant to document entitled "TC Parcels Memorandum", recorded March 31, 2005, in Book 0305, Page 14381, as Document No. 640528, Official Records and amended by document recorded March 31, 2005, in Book 0305, Page 14388, as Document No. 640529, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Grant of Easement", recorded May 1, 2006, in Book 0506, Page 168, as Document No. 673811, Official Records, Douglas County, Nevada;

Covenants pursuant to document entitled "Memorandum of Agreement", recorded May 1, 2006, in Book 0506, Page 333, as Document No. 673834, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006, in Book 0506, Page 347, as Document No. 673835, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006, in Book 0506, Page 377, as Document No. 673836, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Reciprocal Parking and Access Easement Agreement", recorded July 24, 2006, in Book 0706, Page 8118, as Document No. 680413, Official Records, Douglas County, Nevada;

Easement pursuant to document entitled "Grant of Mailbox Cluster Easement", recorded December 1, 2006, in Book 1206, Page 66, as Document No. 689800, Official Records, Douglas County, Nevada.