

OFFICIAL RECORD

Requested By:

HOLLAND & HART LLP

A.P.N. 1419-26-310-007

**WHEN RECORDED RETURN TO:**

Soraya Tabibi Aguirre, Esq.  
Holland & Hart LLP  
5441 Kietzke Lane, Second Floor  
Reno, Nevada 89511

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 5 Fee: 18.00  
BK-1209 PG- 4811 RPTT: # 3



**MAIL TAX STATEMENTS TO:**

Christopher Michael Gates and  
Alicia Marie Gates  
P.O. Box 952  
Genoa, Nevada 89411

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

**GRANT, BARGAIN, SALE DEED**


THIS INDENTURE WITNESSETH: That CHRISTOPHER GATES and ALICIA GATES, husband and wife as joint tenants, in consideration of the sum of \$10.00, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to CHRISTOPHER MICHAEL GATES and ALICIA MARIE GATES, husband and wife as community property with right of survivorship, all the real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.  
(cka 2860 Voight Canyon Drive, Genoa, Nevada 89411)

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

[Subject to Covenants, Conditions and Restrictions as shown in EXHIBIT B and all other matters of record or apparent upon a physical inspection of the property]

Witness our hands this 23<sup>rd</sup> day of November, 2009.

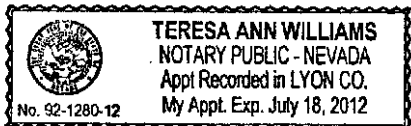
  
CHRISTOPHER GATES

  
ALICIA GATES

STATE OF NEVADA )  
 ) ss.  
CARSON CITY )

On November 23, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared CHRISTOPHER GATES and ALICIA GATES, personally known to me or proved to me and the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the foregoing instrument.

*Teresa Ann Williams*  
NOTARY PUBLIC



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**EXHIBIT "A"**

*Legal description obtained from Document No. 733876, recorded December 2, 2008,  
in the Official Records of Douglas County, Nevada.*

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

**PARCEL 1:**

Lot 6, 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:

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.

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.

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.

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.

**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;

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.

**EXHIBIT "B"**

SUBJECT TO Covenants, Conditions and Restrictions of Record recorded February 13, 2004 as Document No. 0604581; and First amendment to Declaration of Covenants, Conditions and Restrictions for Canyon Creek Meadows which recorded August 12, 2004 as Document No. 0621294; and Second Amendment to Declaration of Covenants, Conditions and Restrictions for Montana at Genoa Lakes Golf Resort which recorded February 28, 2006 as Document No. 668801, Official Records of Douglas County, Nevada.

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