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Assessor's Parcel Number: 1220-16-610-108

Recording Requested By:

Name: Christina A Reger

✓ Address: 1303 S. Riverview DR

City/State/Zip Gardnerville, NV
89460

Real Property Transfer Tax:

DOC # **0804618**
06/25/2012 11:46 AM Deputy: SG
OFFICIAL RECORD
Requested By:
CHRISTINA REGER

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 6 Fee: 19.00
BK-0612 PG- 5418 RPTT: 0.00



\$ _____

Memorandum of Lease

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

A. P. No. 1220-16-610-108

When recorded mail to:

Christina Reger
1303 S. Riverview Rd
Gardnerville, NV 89460

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (the "Memorandum"), is entered into as of May 24, 2012 (the "Effective Date"), by and between JOHN D. COWAN and CAROL K. GAIDIS, husband and wife as joint tenants with right of survivorship, whose address is: P.O. Box 815, Bishop, CA 93515 ("Landlord"), and BRYAN T. REGER and CHRISTINA A. REGER, husband and wife as joint tenants, whose address is: 1303 S. Riverview Drive, Gardnerville, Nevada 89460 ("Tenant").

By executing and recording this Memorandum, Landlord and Tenant give notice of the following fact. Any person taking any interest in Landlord's Premises (as defined below) shall do so subject to all documents (including all terms of such documents) and other matters that this Memorandum refers to or discloses.

1. *Landlord's Premises.* Landlord owns the parcel of real property commonly known as 1303 S. Riverview Drive, Gardnerville, Douglas County, Nevada, and more particularly described as follows:

Lot 127, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965, in Book 31, Page 686, as Document No. 28309, and Amended Title Sheet recorded on June 4, 1965, in Book 31, Page 797, as Document No. 28377.

2. *Lease.* Landlord and Tenant have entered into a Lease Agreement and Residential Purchase Agreement dated the Effective Date (as amended, modified, renewed, or extended from time to time, the "Lease").

3. *Demise of Tenant's Premises.* For good and valuable consideration, Landlord has demised and hereby demises to Tenant Landlord's Premises ("Tenant's Premises"), all as the Lease provides.

4. *Description of Tenant's Premises.* The Lease describes the Tenant's Premises as follows: The real property and improvements located at 1303 S. Riverview Drive, Gardnerville, Nevada 89460.

5. *Terms.* The "Commencement Date" of the Lease is June 1, 2012. The Term of the Lease begins on the Commencement Date and continues until close of escrow on or before June 30, 2013. Tenant shall pay \$800.00 per month for the lease payment due on the first of each month. The lease payment is interest only money for Landlord and no money shall be applied towards the sale price. Additionally, Tenant shall pay to Landlord the sum of \$1,000.00 earnest deposit money. Close of escrow shall occur on or before June 30, 2013. The purchase price is set at \$189,900.00 and Landlord and Tenant agree that if the real property drops in appraisal value and Tenant cannot obtain financing as a result, then the parties shall renegotiate the terms of the purchase agreement. Tenant can exercise their right to purchase the real property at any time during the term of the lease, with no early penalties and the lease payment shall stop upon closing of escrow.

6. *No Effect on Lease.* This Memorandum is prepared, signed, and acknowledged solely for recording purposes under Nevada law. This Memorandum does not modify, increase, decrease, or in any other way affect the rights, duties and obligations of Landlord and Tenant under the Lease. Landlord and Tenant each have rights, duties and obligations (and conditions to its rights) under the Lease but those are not enumerated here.

LANDLORD:

JOHN D. COWAN

Carol K. Gaidis

CAROL K. GAIDIS

STATE OF NEVADA)
) ss
COUNTY OF)

This instrument was acknowledged before me on _____, 20____,
by JOHN D. COWAN and CAROL K. GAIDIS.

Notary Public

see attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

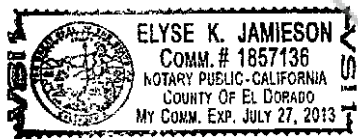
State of California

County of EL DORADO

On 05/25/2012 before me, Elyse K. Jamieson, Notary Public

personally appeared CAROL K. GAIDIS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature] Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: MEMORANDUM OF LEASE

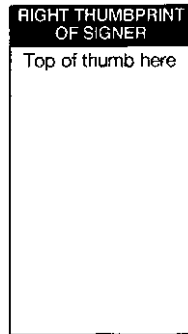
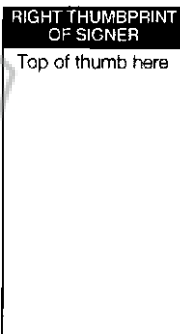
Document Date: 05/24/2012 Number of Pages: 03

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: CAROL K. GAIDIS Signer's Name:

- Corporate Officer - Title(s):
Individual
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



Signer Is Representing:

Signer Is Representing:

TENANT:

Bryant Reger
BRYANT T. REGER

Christina A Reger
CHRISTINA A. REGER

STATE OF NEVADA)
) ss
COUNTY OF Wash)

This instrument was acknowledged before me on 5-24-12, 2012
by BRYAN T. REGER and CHRISTINA A. REGER.

Monica Horgan
Notary Public

