

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 RPIT: 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. Riverulew Rd Gardnerville, NV 89460

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE (the "Memorandum"), is entered into as of May 24, 20/2 (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.

- 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: |
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| aul K. Haidir |
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| JOHN D. COWAN CAROL K. GAIDIS |
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| STATE OF NEVADA) |
|) ss |
| COUNTY OF) |
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| by JOHN D. COWAIN and CAROL R. GAIDIS. |
| by JOHN D. COWAN and CAROL K. GAIDIS. |
| Notary Public Section 1 |
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BK- 0612 PG- 5421 06/25/2012

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LANDLORD:

JOHN D. COWAN

CAROL K. GAIDIS

STATE OF NEVADA

COUNTY OF INYO

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, 20<u>12</u>,

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

Notary Public

ALI MCMURRAY
Commission # 1853069
Notary Public - California
Inyo County
My Comm. Expires Jun 8, 2013

BK- 0612 PG- 5423 0804618 Page: 6 Of 6 06/25/2012

TENANT:

BRYANT, REGER

CHRISTINA A. REGER

STATE OF NEVADA) ss COUNTY OF Wash

This instrument was acknowledged before me on _ by BRYAN T. REGER and CHRISTINA A. REGER.

5-24-12,20/3

Mac ea Notary Public



MONICA HORGAN
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 97-2327-2 - Expires December 4, 2012