

DOC # 837509
01/30/2014 11:25AM Deputy: SG
OFFICIAL RECORD

Requested By:
First American Title Reno
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: \$17.00
BK-114 PG-4928 RPTT: 292.50



A.P.N.: 1419-26-610-018
File No: 121-2460264 (AM)
R.P.T.T.: \$292.50 C

When Recorded Mail To: Mail Tax Statements To:
Thomas B Cooper and Roxanne R Cooper
1000 Sunny Ridge Drive
Lake Havasu City, AZ 86406

GRANT, BARGAIN and SALE DEED

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

Navendu Joshi and Punita Joshi, husband and wife as joint tenants, with rights of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Thomas B Cooper and Roxanne R Cooper, husband and wife as joint tenants with right of survivorship

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

"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 reversions, remainders, rents, issues or profits thereof.

Date: 01/21/2014



[Handwritten signature]

Navendu Joshi

[Handwritten signature]

Punita Joshi

CALIFORNIA

STATE OF ~~NEVADA~~)

: ss.

COUNTY OF ~~WASHOE~~)

LOS ANGELES

This instrument was acknowledged before me on
JANUARY 28TH 2014 by
Navendu Joshi and Punita Joshi.

[Handwritten signature]

Notary Public

(My commission expires: 12/22/15)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 01/24/2014 under Escrow No. 121-2460264





EXHIBIT 'A'

PARCEL 1:

LOT 39, IN BLOCK C, AS SET FORTH ON FINAL SUBDIVISION MAP, PLANNED UNIT DEVELOPMENT PD 05-001 FOR SUMMIT RIDGE AT GENOA LAKES GOLF RESORT PHASE 3A, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON SEPTEMBER 12, 2007 IN BOOK 907, PAGE 2074, AS DOCUMENT NO. 709043, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

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 204, PAGE 954, 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 204, 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 204, 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:

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "ANCILLARY EASEMENTS MEMORANDUM", RECORDED MARCH 31, 2005 IN BOOK 305, PAGE 14366 AS DOCUMENT NO. 640526 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "GRANT OF EASEMENT", RECORDED MAY 1, 2006 IN BOOK 506, PAGE 168 AS DOCUMENT NO. 673811 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "GRANT OF EASEMENTS", RECORDED MAY 1, 2006 IN BOOK 506, PAGE 347 AS DOCUMENT NO. 673835 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "GRANT OF EASEMENTS", RECORDED MAY 1, 2006 IN BOOK 506, PAGE 377 AS DOCUMENT NO. 673836 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "RECIPROCAL PARKING AND ACCESS EASEMENT AGREEMENT", RECORDED JULY 24, 2006 IN BOOK 706, PAGE 8118 AS DOCUMENT NO. 680413 OF THE OFFICIAL RECORDS OF 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 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

A.P.N. 1419-26-610-018