

DOUGLAS COUNTY, NV  
RPTT:\$7441.20 Rec:\$22.00  
\$7,463.20 Pgs=9  
FIRST CENTENNIAL - RENO  
KAREN ELLISON, RECORDER

2016-888202

09/27/2016 10:51 AM

APN: 1419-26-101-002 & 1419-26-101-003

Escrow No. 00222725 - 001 - 15  
RPTT \$7,441.20  
When Recorded Return to:  
Genoa Ridge Investors, LLC  
11661 San Vicente Blvd. Ste. 910  
Los Angeles, CA 90049  
Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged,  
Davidon Development, LLC

do(es) hereby Grant, Bargain, Sell and Convey to  
Genoa Ridge Investors, LLC, a Delaware limited liability company

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

See Exhibit A attached hereto and made a part hereof.

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

Witness my/our hand(s) this 26<sup>th</sup> day of September, 2016

Davidon Development, LLC

  
Steve Abbs, Vice President

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

This Instrument was acknowledged before me on \_\_\_\_\_  
by Steve Abbs

\_\_\_\_\_  
NOTARY PUBLIC

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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

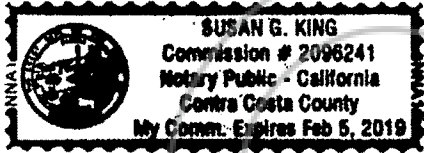
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California                    )  
  ) SS.  
County of Contra Costa            )

On September 26, 2016 before me, Susan G. King, Notary Public, personally appeared Steve Abbs who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

Witness my hand and official seal.



*Susan G. King*  
\_\_\_\_\_  
Notary Public

Exhibit A

Parcel 1:

Adjusted Parcel 17, as set forth on that certain Record of Survey to Support a Boundary Line Adjustment for Genoa Land Investors, LCL, MDA Enterprises Inc. and Four Creeks Visalia, L.P., filed for record in the office of the Douglas County Recorder on June 12, 2007 in Book 607, Page 3401, Document No. 702844, Official Records and more particularly described as follows:

A parcel of land located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian described as follows:

Commencing at the northeast corner of Section 26, Township 14 North, Range 19 East, M.D.M., a found 1985 BLM aluminum cap; thence along the north line of the Northeast one-quarter of said Section 26, South 89°23'01" West, 1363.99 feet to the northeast corner of Adjusted Parcel 17, as shown on the Record of Survey to Support a Boundary Line Adjustment for Genoa Land Investors, LLC, Genoa Developer Associates, LLC, MDA Enterprises Inc. and Incomparable Holding Co., et al, recorded June 30, 2005 in the office of the Recorder, Douglas County, Nevada, as Document No. 648319, the Point of Beginning;

Thence along the boundary of said Adjusted Parcel 17, the following courses:

Along the arc of a non-tangent curve to the right having a radius of 555.00 feet, central angle of 44°30'58", arc length of 431.21 feet and chord bearing and distance of South 18°07'24" East, 420.44 feet;

South 02°24'29" West, 126.19 feet;  
South 09°12'15" West, 37.66 feet;  
South 20°35'43" West, 511.70 feet;  
South 09°02'13" West, 221.05 feet;  
South 15°11'12" East, 240.72 feet; thence leaving said boundary of Adjusted Parcel 17, South 32°55'35" West, 30.99 feet; thence along the arc of a non-tangent curve to the left having a radius of 510.00 feet, central angle of 12°45'49", arc length of 113.61 feet and chord bearing and distance of South 89°49'40" West, 113.37 feet; thence South 83°26'45" West, 273.66 feet; thence along the arc of a tangent curve to the left having a radius of 1030.00 feet, central angle of 14°50'52", arc length of 266.92 feet, and chord bearing and distance of South 76°01'19" West, 266.17 feet; thence along the arc of a reverse curve to the right having a radius of 670.00 feet, central angle of 58°52'18", arc length of 688.43 feet, and chord bearing and distance of North 81°57'58" West, 658.54 feet; thence North 52°31'49" West, 48.42 feet; thence along the arc of a tangent curve to the right having a radius of 270.00 feet, central angle of 35°00'00", arc length of 164.93 feet, and chord bearing and distance of North 35°01'49" West, 162.38 feet; thence North 17°31'49" West, 85.00 feet; thence along the arc of a tangent curve to the left having a radius of 480.00 feet; central angle of 33°00'00", arc length of 276.46 feet and chord bearing and distance of North 34°01'49" West, 272.65 feet; thence North 50°31'49" West, 250.00 feet; thence along the arc of a tangent curve to the left having a radius of 1780.00 feet, central angle of 14°23'13",

SPACE BELOW FOR RECORDER

arc length of 446.96 feet, and chord bearing and distance of North 57°43'26" West, 445.79 feet; thence along the arc of a compound curve to the left having a radius of 330.00 feet, central angle of 73°57'05", arc length of 425.93 feet, and chord bearing and distance of South 78°06'25" West, 396.97 feet; thence along the arc of a reverse curve to the right having a radius of 170.00 feet, central angle of 58°34'24", arc length of 173.79 feet, and chord bearing and distance of South 70°25'05" West, 166.32 feet; thence North 80°17'43" West, 33.62 feet to a point on the easterly line of Jacks Valley Road; thence along said easterly line of Jacks Valley road, along the arc of a non-tangent curve to the left having a radius of 2630.00 feet, central angle of 06°51'56", arc length of 315.14 feet and chord bearing and distance of North 05°37'06" East, 314.96 feet; thence continuing along said easterly line of Jacks Valley Road, North 02°11'08" East, 444.77 feet; thence along the north line of the Northwest one-quarter of said Section 26, North 89°22'26" East, 1486.06 feet to the North one-quarter corner of said Section 26, a found 1985 BLM aluminum cap; thence along the north line of the Northeast one-quarter of said Section 26, North 89°23'01" East, 1269.00 feet to the Point of Beginning.

"In compliance with Nevada Revised Statute 111.312, the herein above legal description was taken from instrument recorded June 12, 2007, in Book 607, Page 3379, as Document No. 702842, recorded in the Official Records of Douglas County, State of Nevada."

Together with that certain non-exclusive private access easement as described below:

50' Wide Non-Exclusive Private Easement:

A fifty foot (50') wide easement for access purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, the centerline of which is more particularly described as follows:

Commencing at a found 5/8" rebar, no tag, a point on the Easterly line of Jacks Valley road, the Northwesterly corner of Parcel 2, as shown on the Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation, recorded July 31, 1992 in the office of the Recorder, Douglas County, Nevada, as Document No. 284936, said point bears South 32°55'56" West, 2868.09 feet from the Southwest corner of Section 26, Township 14 North, Range 19 East, M.D.M.; thence along said Easterly line of Jacks Valley Road, North 21°17'11" East, 5624.78 feet to the Point of Beginning; thence South 57°24'21" East, 901.15 feet; thence along the arc of a curve to the right having a radius of 100.00 feet, central angle of 57°24'26", arc length of 100.19 feet and chord bearing South 28°42'10" East; thence South 163.85 feet; thence along the arc of a curve to the left having a radius of 100.00 feet, central angle of 59°14'14" arc length of 103.39 feet and chord bearing South 29°37'07" East; thence South 59°14'14" East, 87.62 feet; thence South 57°20'21" East, 299.51 feet; thence along the arc of a curve to the left having a radius of 95.00 feet, central angle of 98°13'48" arc length of 162.87 feet and chord bearing North 73°32'45" East; thence North 24°25'51" East, 166.00 feet; thence along the arc of a curve to the right having a radius of 75.00 feet, central angle of 34°48'01", arc length of 45.55 feet and chord bearing North 41°49'51" East; thence North 59°13'52" East 94.39 feet; thence along the arc of a curve to the right having a radius of 75.00 feet, central angle of 55°06'44" arc length of 72.14 feet and chord bearing North 86°47'14" East; thence South 65°39'24" East, 403.40 feet; thence North 24°52'01" East,

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62.44 feet; thence North 19°23'04" East, 165.42 feet; thence North 03°46'32" West, 200.60 feet to the terminus of this description.

"In compliance with Nevada Revised Statute 111.312, the herein above legal description was taken from instrument recorded July 10, 2007 in Book 707, Page 2858, as File No. 704796, recorded in the Official Records of Douglas County, State of Nevada."

and together with that certain non-exclusive private access easement as described below:

Description Easement #0S7

**50' Wide Non-Exclusive Private Access Easement (over Parcel 16)**

A fifty-foot (50') wide strip of land for non-exclusive private access purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, lying 25 feet (25') on both sides of the following described centerline:

Commencing at the most easterly corner of Parcel 16, as shown on the Record of Survey to Support a Boundary Line Adjustment for Little Mondeaux Limousin Corporation, recorded November 19, 2001 in the office of the Recorder, Douglas County, Nevada, as Document No. 528042; thence along the northeasterly line of said Parcel 16, North 58°31'19" West, 25.01 feet to the Point of Beginning; thence along a line 25 feet westerly of and parallel with the easterly line of said Parcel 16, the following courses:

South 33°08'08" West, 168.54 feet;  
South 19°17'56" West, 192.13 feet;  
South 06°55'50" West, 142.07 feet;  
South 04°16'47" East, 148.06 feet;  
South 08°17'50" West, 159.03 feet;  
South 27°18'20" West, 270.10 feet;  
South 38°59'28" West 89.85 feet to a point on the Southerly line of said Parcel 16, the terminus of this description.

The sidelines of the above described strip of land shall be extended and shortened to terminate at said northeasterly line of Parcel 16 and said southerly line of Parcel 16.

"In compliance with Nevada Revised Statute 111.312 the herein above legal description was taken from instrument recorded February 3, 2004, in Book 204, Page 882, as File No. 603677, recorded in the Official Records of Douglas County, State of Nevada."

APN# 1419-26-101-002

Parcel 2:

Adjusted Parcel 16, as set forth on that certain Record of Survey to Support a Boundary Line Adjustment for Genoa Land Investors, LLC, MDA Enterprises Inc. and Four Creeks Visalia, L.P., filed for record in the office of the Douglas County Recorder on June 12, 2007, in Book

SPACE BELOW FOR RECORDER \_\_\_\_\_

607, Page 3401, Document No. 702844, Official Records and more particularly described as follows:

A parcel of land located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian described as follows:

Commencing at the northeast corner of Section 26, Township 14 North, Range 19 East, MD.M., a found 1985 BLM aluminum cap; thence along the north line of the Northeast one-quarter of said Section 26, South 89°23'01" West, 2632.99 feet to the north one-quarter corner of said Section 26, a found 1985 BLM aluminum cap; thence along the north line of the Northwest one-quarter of said Section 26, South 89°22'26" West, 1486.06 feet to a point on the easterly line of Jacks Valley Road; thence along said easterly line of Jacks Valley Road, South 02°11'08" West, 444.77 feet; thence continuing along said easterly line of Jacks Valley Road, along the arc of a tangent curve to the right having a radius of 2630.00 feet, central angle of 06°51'56", arc length of 315.14 feet, and chord bearing and distance of South 05°37'06" West, 314.96 feet to the Point of Beginning; thence South 80°17'43" East, 33.62 feet; thence along the arc of a tangent curve to the left having a radius of 170.00 feet, central angle of 58°34'24", arc length of 173.79 feet, and chord bearing and distance of North 70°25'05" East, 166.32 feet; thence along the arc of a reverse curve to the right having a radius of 330.00 feet, central angle of 73°57'05", arc length of 425.93 feet, and chord bearing and distance of North 78°06'25" East, 396.97 feet; thence along the arc of a compound curve to the right having a radius of 1780.00 feet, central angle of 14°23'13", arc length of 446.96 feet, and chord bearing and distance of South 57°43'26" East, 445.79 feet; thence South 50°31'49" East, 250.00 feet; thence along the arc of a tangent curve to the right having a radius of 480.00 feet, central angle of 33°00'00", arc length of 276.46 feet and chord bearing and distance of South 34°01'49" East, 272.65 feet; thence South 17°31'49" East, 85.00 feet; thence along the arc of a tangent curve to the left having a radius of 270.00 feet, central angle of 35°00'00", arc length of 164.93 feet, and chord bearing and distance of South 35°01'49" East, 162.38 feet; thence South 52°31'49" East, 48.42 feet; thence along the arc of a tangent curve to the left having a radius of 670.00 feet, central angle of 58°52'18", arc length of 688.43 feet and chord bearing and distance of South 81°57'58" East, 658.54 feet; thence along the arc of a reverse curve to the right having a radius of 1030.00 feet, central angle of 14°50'52", arc length of 266.92 feet, and chord bearing and distance of North 76°01'19" East, 266.17 feet; thence North 83°26'45" East, 273.66 feet; thence along the arc of a tangent curve to the right having a radius of 510.00 feet, central angle of 12°45'49", arc length of 113.61 feet, and chord bearing and distance of North 89°49'40" East, 113.37 feet to a point on the boundary of Adjusted Parcel 14, as shown on the Record of Survey to Support a Boundary Line Adjustment for Genoa Land Investors, LLC, Genoa Developer Associates, LLC, MDA Enterprises, Inc. and Incomparable Holding Co. et al, recorded June 30, 2005 in the office of the Recorder, Douglas County, Nevada, as Document No. 648319; thence along said boundary of Adjusted Parcel 14, the following courses:

South 32°55'35" West, 260.59 feet;  
North 45°51'46" West, 47.88 feet;  
South 85°29'04" West, 31.47 feet;  
South 41°30'06" West, 46.05 feet; West, 78.31 feet;  
South 62°20'56" West, 128.14 feet;

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South 57°21'00" West, 77.47 feet;  
South 45°00'16" West, 68.09 feet;  
South 32°22'17" West, 79.96 feet; thence leaving said boundary of Adjusted Parcel 14,  
South 77°50'28" West, 158.26 feet; thence North 85°33'15" West, 136.39 feet; thence South  
48°28'01" West, 129.67 feet; thence South 14°54'09" West, 135.87 feet; thence along the  
arc of a non-tangent curve to the left having a radius of 61.50 feet, central angle of  
100°28'05", arc length of 107.84 feet, and chord bearing and distance of South 18°21'51"  
East, 94.55 feet to a point on the boundary of said Adjusted Parcel 14; thence along said  
boundary of Adjusted Parcel 14 the following courses:

South 31°52'12" West, 303.36 feet;  
North 78°07'48" West, 68.40 feet;  
North 08°07'48" West, 601.77 feet; along the arc of a tangent curve to the left having a  
radius of 250.00 feet, central angle of 66°43'24", arc length of 291.14 feet, and chord  
bearing and distance of North 41°29'30" West, 274.96 feet; thence leaving said boundary of  
Adjusted Parcel 14, North 66°58'22" West, 73.31 feet; thence South 80°15'10" West, 87.19  
feet; thence South 63°21'49" West, 85.24 feet; thence South 47°52'54" West, 112.46 feet;  
thence South 30°30'18" West, 128.95 feet; thence South 14°27'34" West, 175.84 feet to a  
point on the boundary of said Adjusted Parcel 14; thence along said boundary of Adjusted  
Parcel 14, the following courses:

South 83°57'55" West, 46.80 feet;  
North 33°56'22" West, 896.96 feet;  
North 36°57'04" West, 559.28 feet to a point on said easterly line of Jacks Valley Road;  
thence along said easterly line of Jacks Valley Road, along the arc of a non-tangent curve to  
the left having a radius of 2630.00 feet, central angle of 03°01'34", arc length of 138.90 feet  
and chord bearing and distance of North 10°33'51" East, 138.89 feet to the Point of  
Beginning.

"In compliance with Nevada Revised Statute 111.312 the herein above legal description was  
taken from instrument recorded June 12, 2007, in Book 607, Page 3372, as File No. 702841,  
recorded in the Official Records of Douglas County, State of Nevada."

Together with that certain non-exclusive private access easement as described below:

#### 50' Wide Non-Exclusive Private Easement

A fifty-foot (50') wide easement for access purposes located within a portion of Section 26,  
Township 14 North, Range 19 East, Mount Diablo Meridian, the centerline of which is more  
particularly described as follows:

Commencing at a found 5/8" rebar, no tag, a point on the Easterly line of Jacks Valley Road,  
the Northwesterly corner of Parcel 2, as shown on the Map of Division Into Large Parcels for  
Little Mondeaux Limousin Corporation, recorded July 31, 1992 in the office of the Recorder,  
Douglas County, Nevada, as Document No. 284936, said point bears South 32°55'56" West,  
2868.09 feet from the Southwest corner of Section 26, Township 14 North, Range 19 East,  
M.D.M.; thence along said Easterly line of Jacks Valley Road, North 21°17'11" East, 5624.78  
feet to the Point of Beginning; thence South 57°24'21" East, 901.15 feet; thence along the

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arc of a curve to the right having a radius of 100.00 feet, central angle of 57°24'26", arc length of 100.19 feet, and chord bearing South 28°42'10" East; thence South 163.85 feet; thence along the arc of a curve to the left having a radius of 100.00 feet, central angle of 59°14'14", arc length of 103.39 feet and chord bearing South 29°37'07" East; thence South 59°14'14" East, 87.62 feet; thence South 57°20'21" East, 299.51 feet; thence along the arc of a curve to the left having a radius of 95.00 feet, central angle of 98°13'48", arc length of 162.87 feet, and chord bearing North 73°32'45" East; thence North 24°25'51" East, 166.00 feet; thence along the arc of a curve to the right having a radius of 75.00 feet, central angle of 34°48'01", arc length of 45.55 feet and chord bearing North 41°49'51" East; thence North 59°13'52" East, 94.39 feet; thence along the arc of a curve to the right having a radius of 75.00 feet, central angle of 55°06'44", arc length of 72.14 feet, and chord bearing North 86°47'14" East; thence South 65°39'24" East, 403.40 feet; thence North 24°52'01" East, 62.44 feet; thence North 19°23'04" East, 165.42 feet; thence North 03°46'32" West, 200.60 feet to the terminus of this description.

"In compliance with Nevada Revised Statute 111.312, the herein above legal description was taken from instrument recorded July 10, 2007, in Book 707, Page 2858, as File No. 704796, recorded in the Official Records of Douglas County, State of Nevada."

TOGETHER WITH a Grant of Slope Easement, as set forth and described in document recorded November 7, 2005, in Book 1105, Page 3092, as Document No. 660088, Official Records of Douglas County, Nevada.

ALSO TOGETHER WITH a temporary non-exclusive easement for private access over, across and through the Easement Area for the purpose of constructing, installing, maintaining, repairing and replacing a private roadway in the Easement Area and so forth, created in that certain document entitled "Grant of Easement", executed by MDA Enterprises Inc., recorded May 1, 2006 in Book 506, Page 168, as Document No. 673811, Official Records of Douglas County, Nevada for the benefit of Canyon Creek Meadows Phase 1, Adjusted Remainder Parcels 1 and 2 and Adjusted Parcels 16, 17 and 19.

ALSO TOGETHER WITH perpetual non-exclusive easements (i) private access and (ii) for public utilities over, across and through the Easement Area for the purposes of constructing, installing, maintaining, repairing and replacing a private roadway and public utilities in the Easement Area and so forth, created in that certain document entitled "Grant of Easement", executed by MDA Enterprises, Inc., recorded May 1, 2006 in Book 506, Page 347, as Document No. 673835, Official Records of Douglas County, Nevada, for the benefit of Canyon Creeks Meadows Phase 1, Adjusted Remainder Parcels 1 and 2 and Adjusted Parcels 14, 16, 17 and 19.

ALSO TOGETHER WITH easements granted for the right, at any time, to enter upon the Easement Area for the purposes of constructing, installing, maintaining, repairing and replacing a private roadway and public utilities in the Easement Area, and so forth, created in that certain document entitled "Grant of Easement", recorded May 1, 2006 in Book 506, Page 377, as Document No. 673836, Official Records of Douglas County, Nevada, for the benefit of Adjusted Parcels 13, 16, 17 and 19.

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ALSO TOGETHER WITH easements granted for the rights of access and storm drainage upon the Easement Area as set forth in document entitled "Grant of Slope and Private Drainage Easements and Temporary License", recorded July 9, 2007, as Document No. 704686, Official Records of Douglas County, Nevada for the benefit of Adjusted Parcels 13, 16 and 17.

ALSO TOGETHER WITH easements granted for the rights of maintenance, repair and replacement of storm drainage improvements within the Easement Area, as set forth in document entitled "Grant of Storm Drainage Easements and Temporary License", recorded July 9, 2007, as Document No. 704705, Official Records of Douglas County, Nevada for the benefit of Adjusted Parcels 1 and 13.

ALSO TOGETHER WITH easements granted for the limited purpose of maintaining, repairing or replacing any slopes located on the Easement Area, as set forth in document entitled "Grant of Slope Easement and Temporary License", recorded July 9, 2007, as Document No. 704706, Official Records of Douglas County, Nevada for the benefit of Adjusted Parcel 1.

APN# 1419-26-101-003

SPACE BELOW FOR RECORDER

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1. APN: 1419-26-101-002 & 1419-26-101-003

2. Type of Property:

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

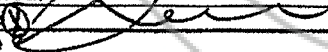
STATE OF NEVADA  
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$1,908,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$1,908,000.00  
 Real Property Transfer Tax Due: \$7,441.20

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_  
 5. Partial Interest: Percentage being transferred: \_\_\_\_%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature 	Capacity <u>GRANTOR</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <u>Davidon Development, LLC</u>	Print Name: <u>Genoa Ridge Investors, LLC</u>
Address: <u>1600 S. Main Street Suite 150</u>	Address: <u>11661 San Vicente Blvd. Ste. 910</u>
City/State/Zip: <u>Walnut Creek, CA 94596</u>	City/State/Zip: <u>Los Angeles, CA 90049</u>

COMPANY REQUESTING RECORDING

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00222725-001-15</u>
Address: <u>1450 Ridgeview Drive, Ste. 100 Reno, NV 89519</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)