

DOUGLAS COUNTY, NV

2019-933244

RPTT:\$29.25 Rec:\$35.00

\$64.25 Pgs=5

08/09/2019 08:48 AM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

APN# 1419-34-310-012

**Recording Requested by/Mail to:**

Name: Dood, LLC

Address: 1398 Madcap Lane

City/State/Zip: Gardnerville, NV 89410

**Mail Tax Statements to:**

Name: Dood, LLC

Address: 1398 Madcap Lane

City/State/Zip: Gardnerville, NV 89410

**Grant, Bargain, Sale Deed**

**Title of Document** (required)

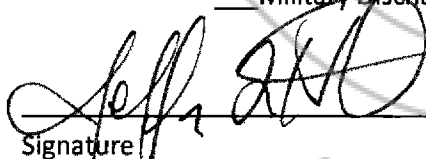
------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

  
\_\_\_\_\_  
Signature

**Jeffrey L. Hartman**  
\_\_\_\_\_  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WHEN RECORDED MAIL TO:  
Dood LLC  
1398 Madcap Lane  
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 1900233-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1419-34-310-012  
R.P.T.T.: 20.25

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Eagle Ridge at Genoa, LLC a Nevada Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Dood, LLC, A Nevada Limited Liability Company

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Eagle Ridge at Genoa, LLC, a Nevada  
Limited Liability Company

By: W. Donald Gieseke, TRUSTEE IN  
BANKRUPTCY FOR THE ESTATE OF EAGLE RIDGE  
AT GENOA, LLC A NEVADA LIMITED LIABILITY COMPANY  
UNDER CASE #BK-N-16-50042-GWZ  
STATE OF NEVADA  
COUNTY OF ~~DOUGLAS~~ Washoe } ss:

This instrument was acknowledged before me on, July 30, 2019  
by W. Donald Gieseke

K. Lutsch  
NOTARY PUBLIC



Escrow No. 1900233-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Adjusted Lot 17 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Peter L. III & Diane K. Lusich Timberland Holdings, LLC and Eagle Ridge at Genoa, LLC, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 18, 2007, in Book 0507, Page 6674, as File No. 701479, Official Records, being more particularly described as follows:

A parcel of land located within a portion of the Southwest one-quarter (SW<sup>1</sup>/<sub>4</sub>) of Section 34, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwest corner of Lot 15 as shown on the Final Subdivision Map for Eagle Ridge at Genoa recorded July 29, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 650856;

thence North 01°37'58" West, 251.80 feet;

thence along a line 80 feet offset from and parallel with the common boundary of Parcel A-2 and Parcel A-3 as shown on the Map of Division Into Large Parcels for Eagle Ridge at Genoa, LLC recorded December 13, 2004 in said office of Recorder, as Document No. 631680, the following courses:

North 65°18'47" East, 151.79 feet;

North 38°42'54" East, 546.59 feet to the POINT OF BEGINNING;

thence continuing along said 80-foot offset line, the following courses:

North 38°42'54" East, 51.73 feet;

North 53°25'50" East, 87.54 feet;

North 46°07'31" East, 109.99 feet;

North 34°11'49" East, 286.18 feet;

thence South 46°51'04" East, 128.80 feet to the northerly corner of Public Facilities Lot 'A' as shown on said Final Subdivision Map for Eagle Ridge at Genoa;

thence along the westerly boundary of said Public Facilities Lot 'A', South 46°54'04" West, 150.00 feet to the northeast corner of said Lot 17;

thence along the boundary of said Lot 17, the following courses:

South 43°05'56" East, 125.07 feet;  
North 70°45'14" East, 79.90 feet;  
South 28°15'49" East, 83.82 feet;  
South 10°47'24" East, 132.91 feet;  
South 42°47'15" East, 100.53 feet;  
South 07°36'53" East, 174.70 feet;  
South 21°42'04" East, 71.82 feet to a point on the westerly right-of-way of Eagle Ridge Road;

thence along the boundary of said Lot 17 and said westerly right-of-way, the following courses:

Along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 470.00 feet, central angle of 07°29'20", arc length of 61.43 feet, and chord bearing and distance of South 65°31'07" East, 61.39 feet;

South 24°28'53" West, 114.12 feet;

thence North 48°39'16" West, 801.44 feet to the POINT OF BEGINNING.

APN: 1419-34-310-012

Note: Document No. 701476 is provided pursuant to the requirements of Section 6.NRS 111.312.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1419-34-310-012  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$7,500.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$7,500.00  
 Real Property Transfer Tax Due: \$29.25

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: TRANSFER VALUE PURSUANT TO ORDER RECORDED CONCURRENTLY HEREWITH CASE NO. 16-50042-6WZ  
 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 parties agree that 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 X [Signature] Trustee Capacity Ch. 7 Bankruptcy Trustee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

W. Donald Gieseke, Chapter 7 Trustee  
 Print Name: for Eagle Ridge at Genoa, LLC  
 Address: 18124 Wedge Pkwy, Suite 518  
 City: Reno  
 State: NV Zip: 89511

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Dood, LLC  
 Address: 1398 Madcap Lane  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)  
 Print Name: TICOR title Escrow # 01900233  
 Address: 1483 Highway 395 #B  
 City: Gardnerville State: NV Zip: 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)