

DOUGLAS COUNTY, NV **2020-958218**
RPTT:\$2652.00 Rec:\$40.00
\$2,692.00 Pgs=5 12/15/2020 03:05 PM
SIGNATURE TITLE - MINDEN
KAREN ELLISON, RECORDER

APN: 1419-26-210-003

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
1664 US HWY 395 NORTH, SUITE 105
MINDEN, NV 89423

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Yong S. Cho
Grace H. Cho
P.O. Box 693
Genoa, NV 89411

ESCROW NO: 44000122-NF4

RPTT \$2,652.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Genoa Springs 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:

Yong S Cho and Grace H. Cho, husband and wife as joint tenants with right of survivorship

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

SEE EXHIBIT A AND EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

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

Genea Springs LLC, a Nevada limited liability
company


Richard K. Gardner, Manager

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on NOVEMBER 24, 2020

by RICHARD K. GARDNER



Notary Public (seal)



EXHIBIT A
Legal Description

Parcel 1:

Lot 3 of PHASE 1 for GENOA LAKES NORTH SUBDIVISION, according to the map thereof, filed in the office of the County Recorder of Douglas County, state of Nevada, on April 29, 2019, as File No. 2019-928381, Official Records.

Parcel 2:

A tract of land being for the purposes of a private landscape easement across a portion of Lot 55 Common Area of the plat of Genoa Lakes North Subdivision, Phase 1, a subdivision plat as filed for record on April 29, 2019 at document no. 2019-928381 in the Official Records of Douglas County, lying entirely within Section 26, Township 14 North, Range 19 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

Beginning at the NE corner of Lot 3, said Genoa Lakes North Subdivision Phase 1;

Thence N 71°00'00" E a distance of 20.69 feet;

Thence South 17°15'57" along the Easterly boundary of said Genoa Lakes North Subdivision, Phase 1, a distance of 27.49 feet;

Thence S 71°00'00" W a distance of 19.86 feet to the SE corner of said Lot 3;

Thence N 19°00'00" W along the Easterly line of said Lot 3 a distance of 27.48 feet to the POINT OF BEFINNING;

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EXHIBIT 'B'
LOT 3, GENOA LAKES NORTH SUBDIVISION, PHASE 1
LANDSCAPE EASEMENT

A tract of land being for the purpose of a private landscape easement across a portion of Lot 55 Common Area of the plat of Genoa Lakes North Subdivision, Phase 1, a subdivision plat as filed for record on April 29, 2019, at document no. 2019-928381 in the Official Records of Douglas County, lying entirely within Section 26, Township 14 North, Range 19 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

BEGINNING at the NE corner of Lot 3, said Genoa Lakes North Subdivision, Phase 1;

THENCE N 71°00'00" E a distance of 20.69 feet;

THENCE S 17°15'57" E along the Easterly boundary of said Genoa Lakes North Subdivision, Phase 1, a distance of 27.49 feet;

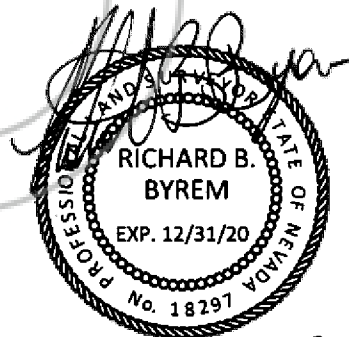
THENCE S 71°00'00" W a distance of 19.86 feet to the SE corner of said Lot 3;

THENCE N 19°00'00" W along the Easterly line of said Lot 3 a distance of 27.48 feet to the **POINT OF BEGINNING**;

Containing 557 square feet, more or less.

Basis of Bearings is the plat of Genoa Lakes North Subdivision, Phase 1.

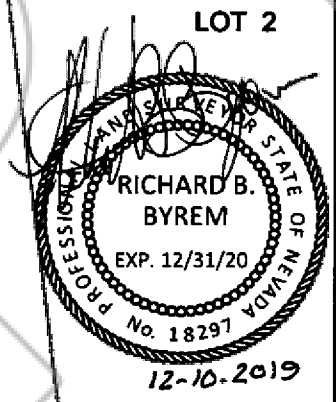
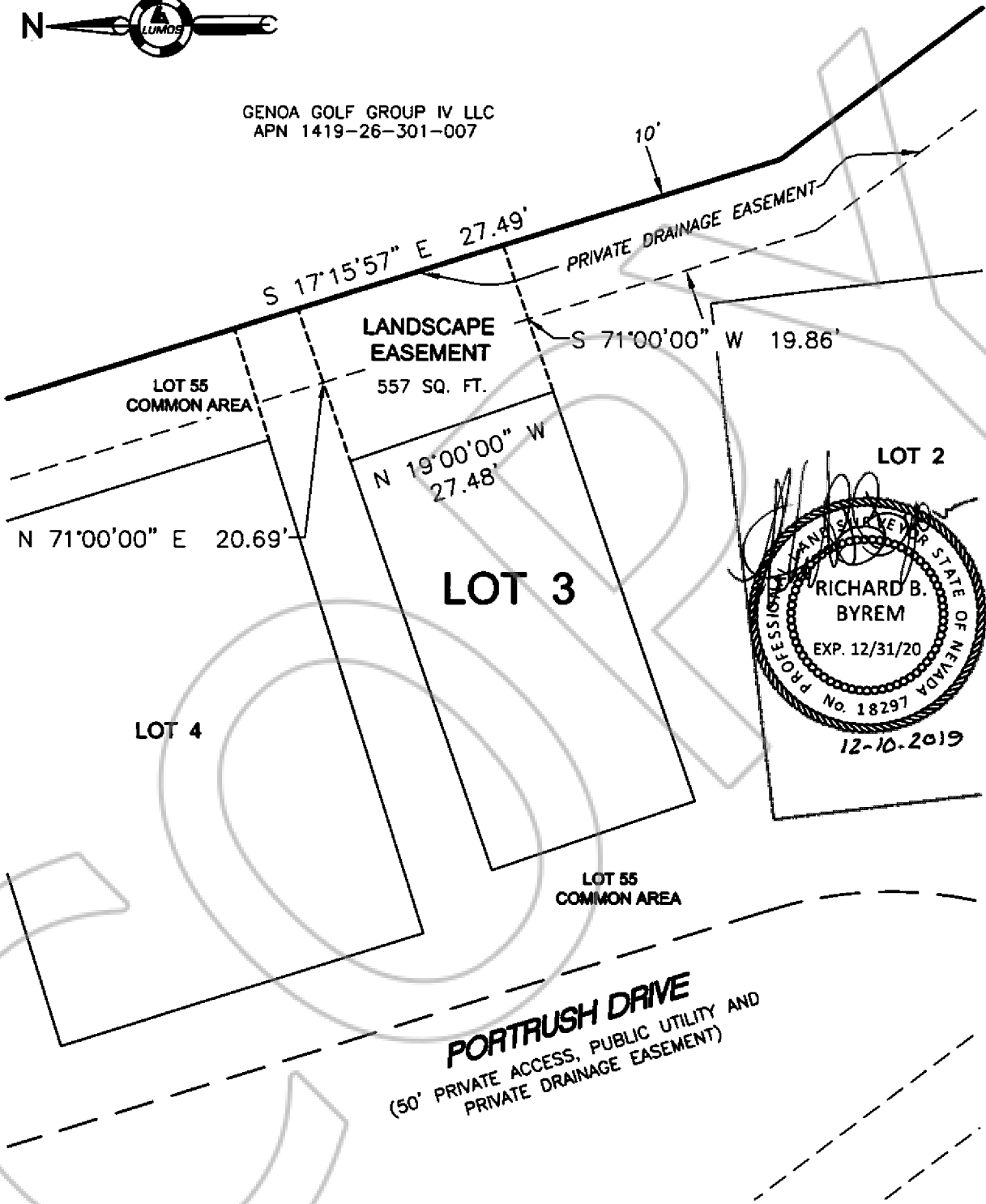
Prepared by:
Lumos & Associates, Inc.
Richard B. Byrem, PLS 18297
PO Box 3570
Stateline, NV 89449
(775)588-6490



12-10-2019



GENOA GOLF GROUP IV LLC
APN 1419-26-301-007



LUMOS
ASSOCIATES
PO BOX 3570
STATELINE, NEVADA 89449
TEL (775) 588-6480

EXHIBIT "C"
LANDSCAPE EASEMENT
LOT 3, GENOA LAKES NORTH SUB-PHASE 1
PORTION OF SEC. 26, T14N, R19E, MDM
DOUGLAS COUNTY NEVADA

Date: DEC. 2019
Scale: 1" = 20'
Job No: 8825.001

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1419-26-210-003
 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. a. Total Value/Sales Price of Property: \$ 679,900.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 679,900.00
 d. Real Property Transfer Tax Due: \$ 2,652.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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 [Handwritten Signature] Capacity E. Officer
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Genoa Springs LLC, a Nevada limited liability company
 Address: P.O. Box 2194
 City: Genoa
 State: NV Zip: 89449

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Yong S Cho and Grace H. Cho
 Address: P.O. Box 693
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Signature Title Company LLC Escrow No.: 44000122-440-NF4
 Address: 1664 US Hwy 395 North, Suite 105
 City, State, Zip: Minden, NV 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED