

DOUGLAS COUNTY, NV
RPTT:\$2886.00 Rec:\$40.00
\$2,926.00 Pgs=8

2021-963061

03/05/2021 03:41 PM

SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1419-26-210-008

RECORDING REQUESTED BY:
Signature Title Company LLC
5365 Reno Corporate Drive Suite 100
Reno, NV 89511

MAIL RECORDED DOCS AND
TAX STATEMENTS TO:

Robert A Aycock
230 LARK LANE
Alamo CA 94507

Escrow No.: 510289-CA

RPTT \$2,886.00

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:

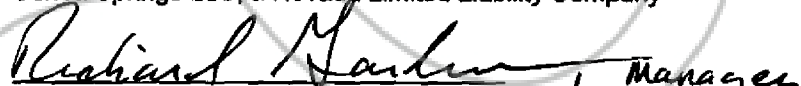
Robert A Aycock, Trustee of the Robert A Aycock Trust dated February 17, 2021

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

See attached Exhibit 'A' and 'B'

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

Genoa Springs LLC, a Nevada Limited Liability Company

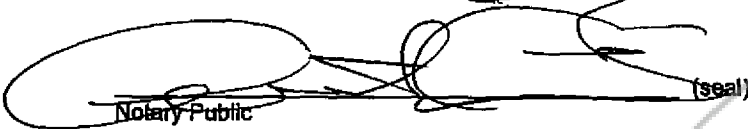

By: Richard K Gardner, Manager

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 3/5/2021

by RICHARD K. GARDNER


Notary Public (seal)



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

Lot 8 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 8, said Genoa Lakes North Subdivision Phase 1;

Thence N 72°44'03" E a distance of 15.00 feet;

Thence South 17°15'57" along the Easterly boundary of said Genoa Lakes North Subdivision, Phase 1, a distance of 48.70 feet;

Thence S 72°44'03" W a distance of 15.00 feet to the SE corner of said Lot 8;

Thence N 17°15'57" W along the Easterly line of said Lot 8 a distance of 48.67 feet to the POINT OF BEGINNING;

APN: 1419-26-210-008

EXHIBIT "B"

APNs: 1419-26-210-001; 1419-26-210-002;
1419-26-210-003; 1419-26-210-004;
1419-26-210-005; 1419-26-210-006;
1419-26-210-007; 1419-26-210-008;
1419-26-210-009; 1419-26-210-010;
1419-26-210-011

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

JAMES R. CAVILIA, ESQ.
ALLISON MacKENZIE, LTD.
402 North Division Street
P.O. Box 646
Carson City, NV 89702

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE

■The party executing this document 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

**FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS OF
GENOA SPRINGS**

FIRST AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS OF
GENOA SPRINGS

This First Amendment to Declaration is made this 5 day of MARCH, 2021 by Genoa Springs LLC, a Nevada limited liability company, (hereinafter referred to as "Declarant"), is made with reference to the following Recitals and is as follows:

RECITALS

R1. Whereas, Declarant entered into that certain Declaration of Covenants, Conditions and Restrictions of Genoa Springs recorded on April 29, 2019 in the Official records of Douglas County, Nevada as Document No. 2019-928389.

R2. Whereas, Declarant entered into that certain Corrected Declaration of Covenants, Conditions and Restrictions of Genoa Springs recorded on December 30, 2019 in the Official records of Douglas County, Nevada as Document No. 2019-940327 ("Declaration").

R3. Whereas, Declarant is the Owner of greater than sixty-five percent (65%) of the Lots as defined in the Declaration;

R4. Whereas, Declarant desires to amend the Declaration to preclude the short-term rental of Lots and provide for certain requirements related to the rental of Lots as provided for herein.

R5. All capitalized terms not otherwise defined in this Termination shall have the same meanings as set forth in the Revised and Restated Declaration.

1. Recitals. The foregoing recitals are true, correct and legally binding and are incorporated herein by this reference.

2. Amendment. Section 2.4(a)(iv) of the Declaration regarding Delegation of Use shall be amended in its entirety to provide as follows:

(a)(iv) Obligations of any Member who leases or rents. Any Member who leases or rents the Member's Lot to another person or persons and has entered into an arrangement with a Real Estate Broker ("Rental Agent") will also ensure: a) the Rental Agent has applied to the Association for a permit to act as a Rental Agent; b) that such Rental Agent agrees to assure that the Governing Documents, or other conditions imposed upon anyone using or enjoying a Lot or the Common Elements are communicated to any person or persons leasing or renting a Member's Lot; c) that the Rental Agent will inform any such person or persons that they are required to comply with these rules, restrictions or conditions whether they receive a copy of the Governing Documents, or not, and confirm that the renters have received and agreed to do so by signature of at least one responsible individual; and d) that the Rental Agent has read and understands the requirements, will have their employees or other agents read and understand the rules, conditions or

restrictions imposed on them, and that the Rental Agent and its employees or other agents agree to keep current on such provisions, and comply with them as confirmed in writing by the Rental Agent, a copy of which confirmation shall be delivered to the Association upon the signature of any such arrangement with a Rental Agent. Any violation by any such Rental Agent shall be deemed to be a violation by the Member or Lot Owner. The failure of the Member to control any such Rental Agent, or the failure of the Rental Agent to comply shall be grounds for action by the Board or by Association Management to protect the use and enjoyment of the Property by others by appropriately imposing sanctions or conditions on the Member, or otherwise taking action to enforce the Rules of the Association and other corrective action to reduce the effects of the actions of any such Rental Agent, or otherwise correct or sanction the Rental Agent for any such violation. All leases and rental agreements shall provide for a tenancy of at least thirty (30) days, be in writing, require the tenant to comply with the Governing Documents, provide a copy of Rules above, and state that any failure by a tenant to comply with the terms of the Governing Documents shall be a default under the lease. All tenants shall be registered with the Association and the Association shall have the right to charge a reasonable registration fee to each Owner. A copy of all rental agreements shall be provided to the Association prior to occupancy. Transient occupancy shall be in compliance with all local ordinances. The Board may adopt reasonable Rules related to Rental Agent permitting and registration of tenants to assure that tenants, guests and occupants are aware and comply with the Governing Documents. The Board may adopt fines against Owners who do not comply with the rental requirements.

3. Except as expressly set forth in this First Amendment, the Declaration remains unmodified and in full force and effect.

GENOA SPRINGS LLC
a Nevada limited liability company

By: Richard K. Gardner, Manager
Richard K. Gardner, Manager

STATE OF NEVADA)
) : ss.
COUNTY OF DOUGLAS)

On MARCH 5, 2021, personally appeared before me, a notary public, Richard K. Gardner, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document, and who further acknowledged to me that she executed the foregoing document.

[Signature]
Notary Public
4833-7794-4019, v. 2

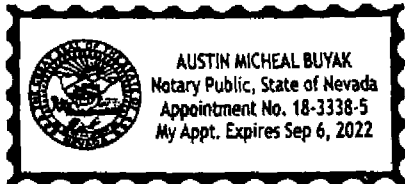


EXHIBIT 'B'
LOT 8, GENOA LAKES NORTH SUBDIVISION, PHASE 1
LANDSCAPE EASEMENT

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 8, said Genoa Lakes North Subdivision, Phase 1;

THENCE N 72°44'03" E a distance of 15.00 feet;

THENCE S 17°15'57" E along the Easterly boundary of said Genoa Lakes North Subdivision, Phase 1, a distance of 48.67 feet;

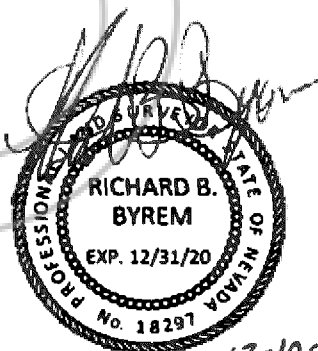
THENCE S 72°44'03" W a distance of 15.00 feet to the SE corner of said Lot 8;

THENCE N 17°15'57" W along the Easterly line of said Lot 8 a distance of 48.67 feet to the **POINT OF BEGINNING**;

Containing 730 square feet, more or less.

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

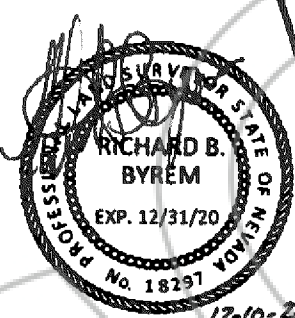
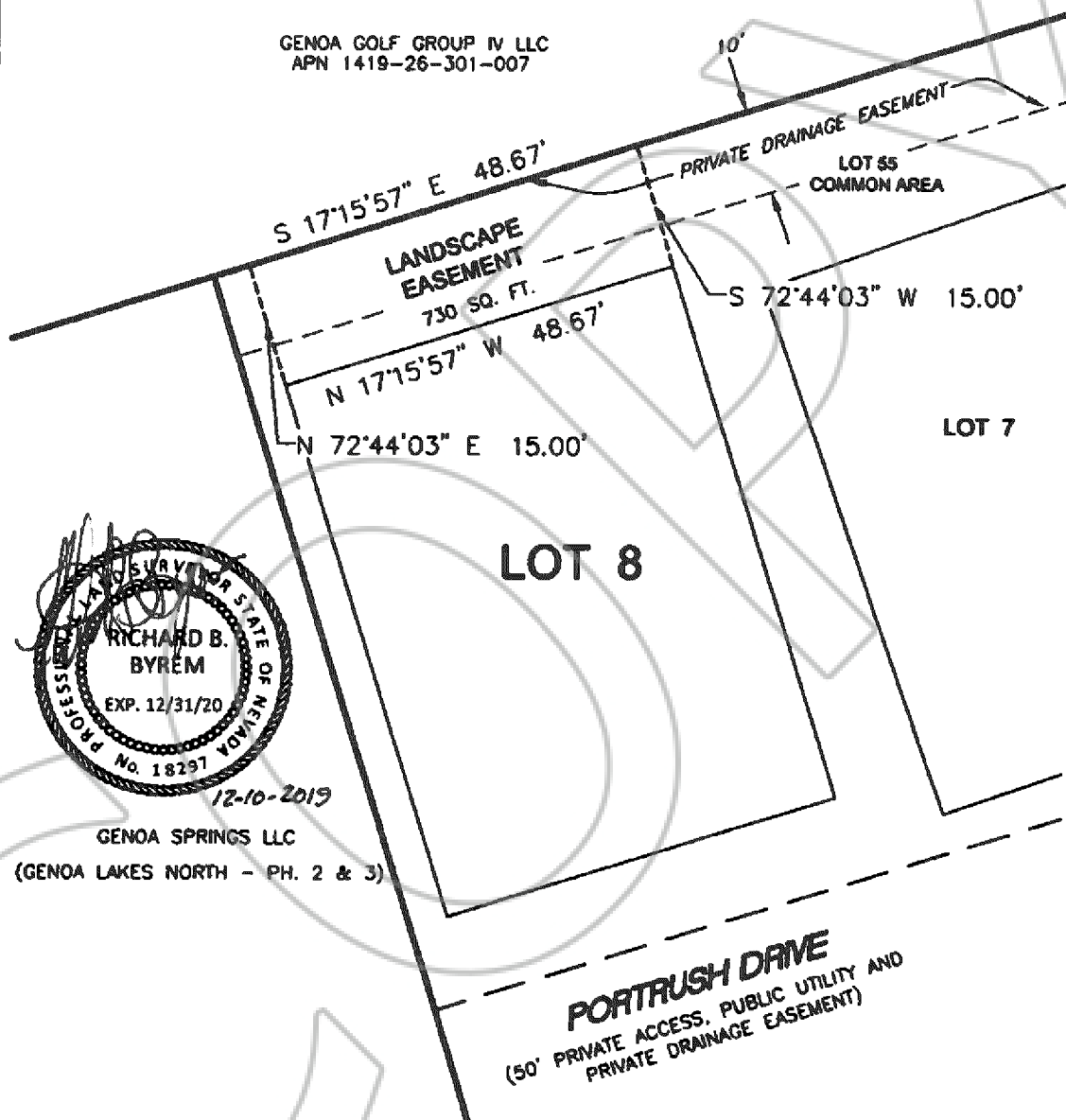
Prepared by:
Lumos & Associates, Inc.
Richard B. Byrem, PLS 18297
PO Box 3570
Stateline, NV 89449
(775)588-6490



12-10-2019



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



GENOA SPRINGS LLC
(GENOA LAKES NORTH - PH. 2 & 3)

LUMOS
ASSOCIATES
PO BOX 3570
STATELINE NEVADA 89449
TEL (775) 593-8400

EXHIBIT "C"
LANDSCAPE EASEMENT
LOT 8, 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. 1419-26-210-008
 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: \$ 739,900.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 739,900.00
 d. Real Property Transfer Tax Due: \$ \$2,886.00

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

5. Partial Interest: Percentage being transferred: _____ %

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 _____ Capacity Grantor
 Signature _____ Capacity ~~Grantee~~ Agent

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

Print Name: Genoa Springs, LLC
 Address: PO Box 2194
 City: Steline
 State: NV Zip: 89449

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

Print Name: Robert A. Aycock, Trustee of the Aycock Trust
 Address: 230 Lark Lane
 City: Alamo
 State: CA Zip: 94507

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Signature Title Company LLC Escrow No.: 510289-CA
 Address: 212 Elks Point Road, Suite 445, PO Box 10297
 City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED