

DOUGLAS COUNTY, NV **2021-969356**
RPTT:\$3020.55 Rec:\$40.00
\$3,060.55 Pgs=5 06/18/2021 03:24 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1419-26-210-007

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

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

**Jacqueline Gardiner Trustee of the Jacqueline
Gardiner Living Trust U/A dated March 22, 2017**
2913 Portrush
Genoa NV 89411

Escrow No.: 510242-JL

RPTT \$3,020.55

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:

**Jacqueline Gardiner Trustee of the Jacqueline Gardiner Living Trust U/A dated March 22,
2017**

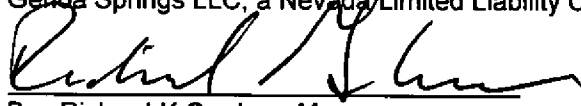
all that real property in the City of Genoa, County of Douglas, State of Nevada, described as follows:

See Attached Exhibits "A & B"

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

Signature Page attached and made a part hereof.

Genoa Springs LLC, a Nevada Limited Liability Company



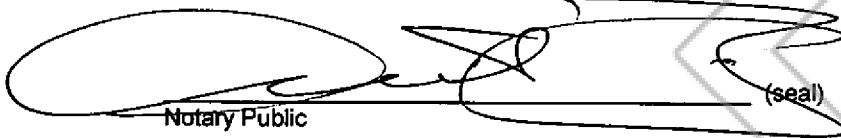
By: Richard K Gardner, Manager

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 4/12/2021

by RICHARD K. GARDNER



(seal)

Notary Public



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 7 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 7, said Genoa Lakes North Subdivision Phase 1;

Thence N 70°44'03" E a distance of 20.75 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 70°44'03" W a distance of 19.05 feet to the SE corner of said Lot 7;

Thence N 19°15'57" W along the Easterly line of said Lot 7 a distance of 48.67 feet to the POINT OF BEGINNING;

APN: 1419-26-210-007

EXHIBIT 'B'
LOT 7, 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 7, said Genoa Lakes North Subdivision, Phase 1;

THENCE N 70°44'03" E a distance of 20.75 feet;

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

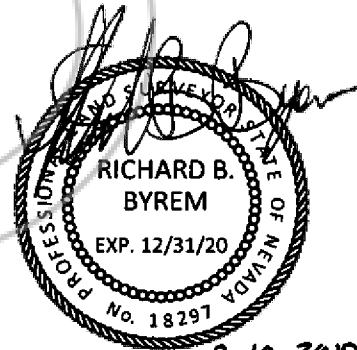
THENCE S 70°44'03" W a distance of 19.05 feet to the SE corner of said Lot 7;

THENCE N 19°15'57" W along the Easterly line of said Lot 7 a distance of 48.67 feet to the **POINT OF BEGINNING**;

Containing 969 square feet, more or less.

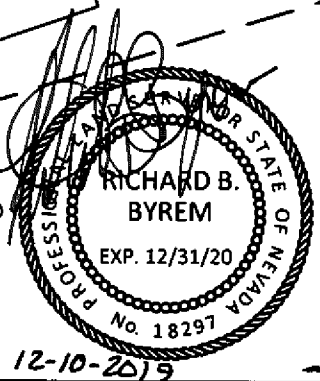
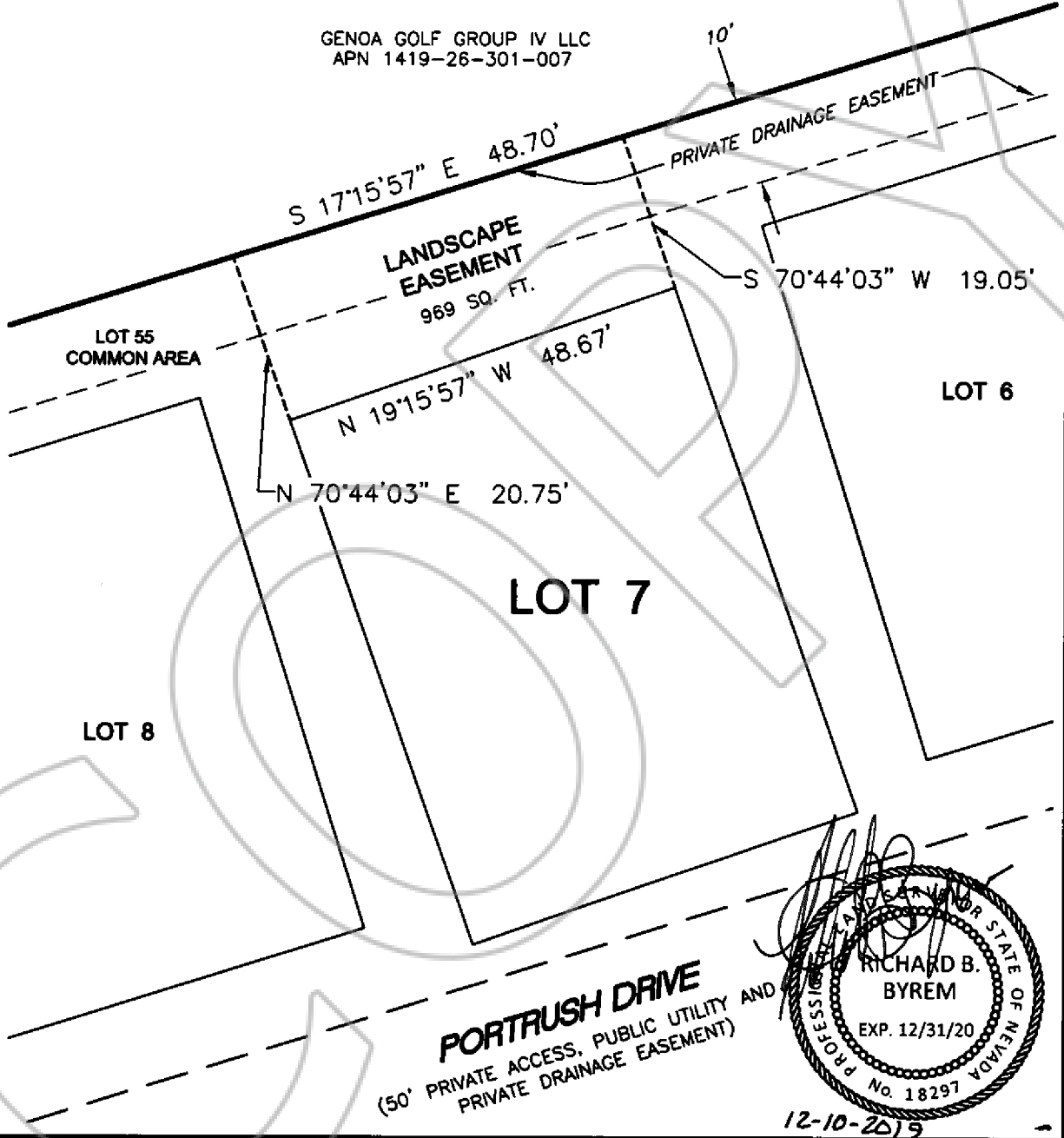
Basis of Bearings is the plat of Genoa Lakes North Subdivision, Phase 1.


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





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



 PO BOX 3570 STATELINE, NEVADA 89449 TEL (775) 588-6490	EXHIBIT "C" LANDSCAPE EASEMENT LOT 7, GENOA LAKES NORTH SUB-PHASE 1 PORTION OF SEC. 26, T14N, R19E, MDM <hr/> DOUGLAS COUNTY	Date: DEC. 2019 Scale: 1" = 20' Job No: 8825.001
	NEVADA	

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-26-210-007 _____
- 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
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$774,165.00

Transfer Tax Value \$774,165.00

Real Property Transfer Tax Due: \$3,020.56

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 375.080, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ By: Richard Gardner, Manager Agents

Signature: Jacqueline Gardiner Jacqueline Gardiner

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Genoa Springs LLC, a Nevada Limited Liability Company

Print Name: Jacqueline Gardiner

Address: PO Box 2194
Stateline, NV 89449

Address: 2803 Sancho Panza Ct.
Punta Gorda, FL, 33950

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Signature Title Company LLC Escrow #: 510242-JL

Address: 5365 Reno Corporate Drive Suite 100, Reno, NV 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED