

A.P.N.: 1419-26-210-006

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

MAIL RECORDED DOCS AND
TAX STATEMENTS TO:

Genoa Springs LLC
PO Box 2194
Stateline NV 89449
2911 Portrush Drive

ESCROW NO.: ZC3134-JL

NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN

NOTICE IS HEREBY GIVEN:

1. That all work relative to the construction of a dwelling has been completed in all respects on the following property:
See Exhibit A attached hereto and made a part hereof.
2. Commonly known as: 2911 Portrush Drive, Genoa, NV 89411
3. That said work was completed on 9/2/2021
4. That the contractor completing said work was Genoa Springs LLC
5. That Genoa Springs LLC, whose business address is: PO Box 2194, Stateline NV 89449, is the owner of said property and said property is owned in FEE SIMPLE title.

This Notice of Completion is given in compliance with the provisions of Section 108.228 of Nevada Revised Statutes, and the above facts are true and correct.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE THIS August 23, 2021.

Genoa Springs LLC, a Nevada Limited Liability Company

By: 

Richard K Gardner, Manager

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

Richard K. Gardner, being duly sworn, deposed and says: Genoa Springs LLC, a Nevada Limited Liability Company, is the owner of the above described property; that he has read the foregoing Notice of Completion of Work of Improvement and knows the contents thereof, that the name is true of his own knowledge and belief.

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
by Richard K. Gardner

9/1/2021


NOTARY PUBLIC

There to attached hereto



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 6 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 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 filled for record on April 29, 2019, at Document No. 219-928381, 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 6, 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 43.04 feet;
THENCE S 72°44'03" W a distance of 15.00 feet to the SE corner of said Lot 6;
THENCE N 17°15'57" W along the Easterly line of said Lot 6 a distance of 43.04 feet to the POINT OF BEGINNING;

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