

DOUGLAS COUNTY, NV **2021-973774**
RPTT:\$3400.80 Rec:\$40.00
\$3,440.80 Pgs=5 09/09/2021 02:48 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

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:**

Melissa Lorene Powell Trustee, of the SDP Family
Trust dated 8-20-2021
2911 Portrush Drive
Genoa, NV 89411

Escrow No.: ZC3134-JL

RPTT \$3,400.80

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:

Melissa Lorene Powell Trustee, of the SDP Family Trust dated 8-20-2021

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

See Attached Exhibit "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.

Genea Springs LLC, a Nevada Limited Liability Company

Richard Gardner
By: Richard Gardner, Manager

STATE OF NEVADA } ss:
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 9/1/2021

by RICHARD GARDNER

[Signature] (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 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 filed 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;

APN: 1419-26-210-006

EXHIBIT 'A'
LOT 6, 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 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;

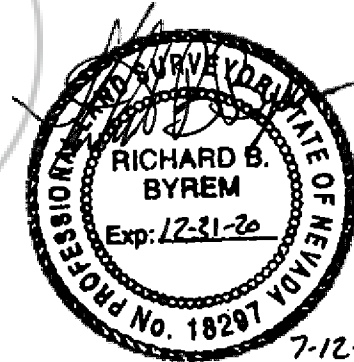
THENCE S 72°44'03" W a distance of 15.00 feet to the SE corner of said Lot 6;

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**;

Containing 646 square feet, more or less.

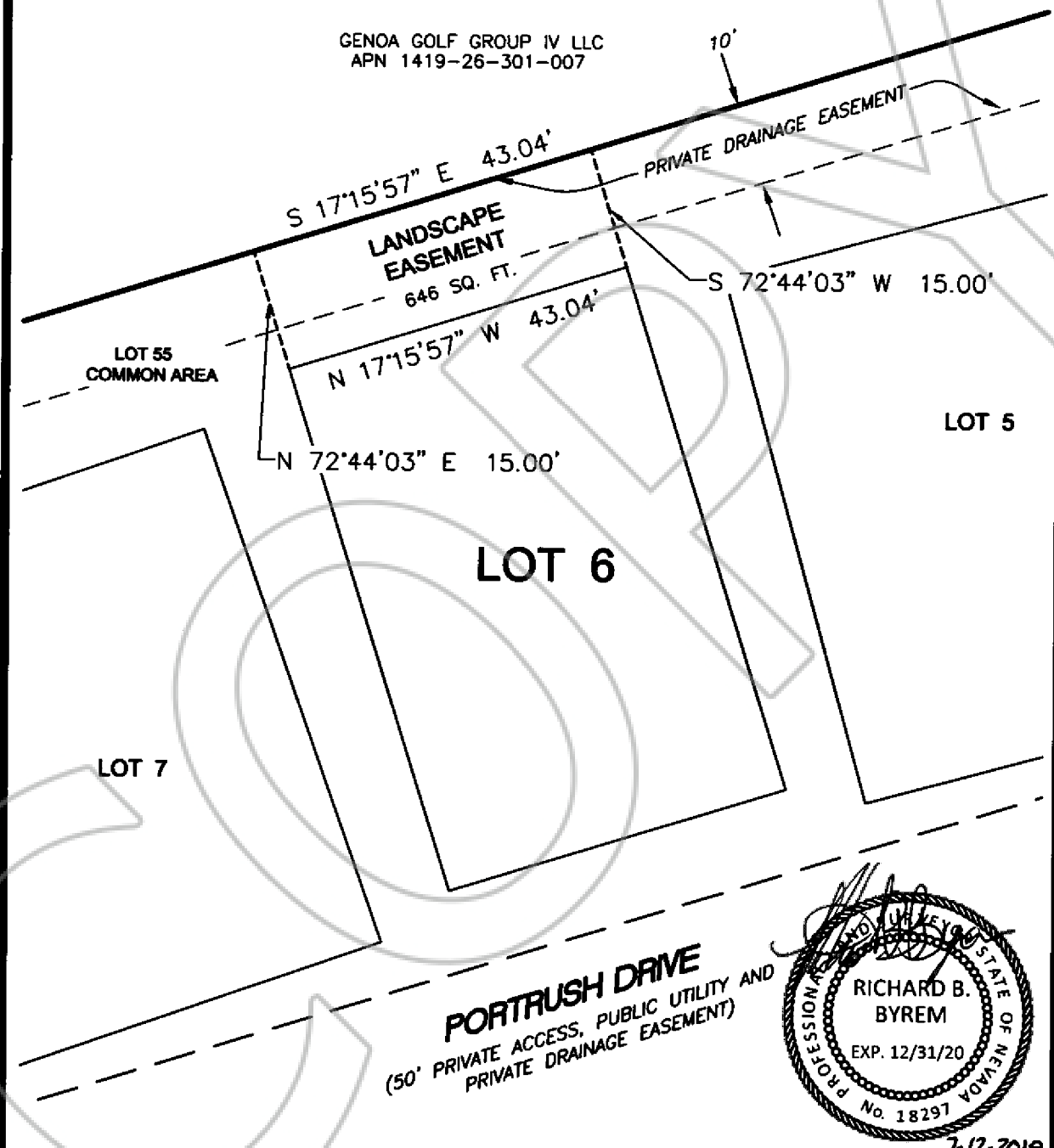
Basis of Bearings is the plat of Genoa Lakes North Subdivision, Phase 1.

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

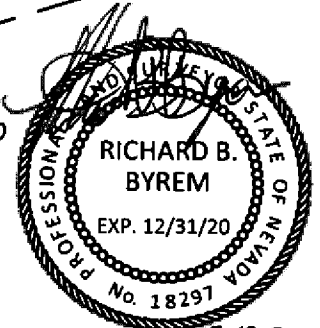




GENOA GOLF GROUP IV LLC
APN 1419-26-301-007



PORTRUSH DRIVE
(50' PRIVATE ACCESS, PUBLIC UTILITY AND
PRIVATE DRAINAGE EASEMENT)



LUMOS
& ASSOCIATES
PO BOX 3570
STATELINE, NEVADA 89449
TEL (775) 588-6490

EXHIBIT "B"
LANDSCAPE EASEMENT
LOT 6, GENOA LAKES NORTH SUB-PHASE 1
PORTION OF SEC. 26, T14N, R19E, MDM
DOUGLAS COUNTY NEVADA

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

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-26-210-006
- 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'/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) \$871,790.00
Transfer Tax Value \$871,790.00
Real Property Transfer Tax Due: \$3,400.80

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 [Signature] By: Richard Gardner, Manager
Signature [Signature] By: Melissa Lorene Powell, Trustee

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Genoa Springs LLC
Address: PO Box 2194
Stateline, NV 89449

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Melissa Lorene Powell Trustee, of the
SDP Family Trust date 8-20-2021
Address: 1166 Wisteria Drive
Minden, NV 89423

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

Print Name: Signature Title Company LLC Escrow #: ZC3134-JL
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED