

APN: 1419-26-610-022
RETURN RECORDED DEED TO:
MIKE PAVLAKIS, ESQ.
ALLISON MacKENZIE, LTD.
402 North Division Street
P.O. Box 646
Carson City, NV 89702



KAREN ELLISON, RECORDER E07

MAIL TAX STATEMENTS TO:
Ellen M. Rogers
P.O. Box 152
Genoa, NV 89411

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.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on November 10, 2021, by and between ELLEN M. ROGERS, an unmarried woman, grantor, and ELLEN M. ROGERS, Trustee of THE ELLEN M. ROGERS TRUST, of 2914 Promontory Drive, Genoa, NV 89411, grantee,

WITNESSETH:

That the grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to her in hand paid by the grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the grantee, and to her successors and assigns, all that certain parcel of real property located at 2914 Promontory Drive, Genoa, Nevada 89411, State of Nevada, and more particularly described as follows:

(See, Exhibit "A" attached hereto and incorporated herein by this reference.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantee and to her successors and assigns forever.

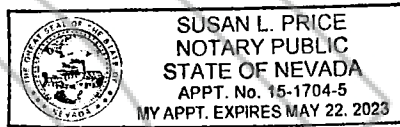
IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.

Ellen M Rogers
ELLEN M. ROGERS, Grantor

STATE OF NEVADA)
) ss.
CARSON CITY)

On November 10th, 2021, personally appeared before me, a notary public, ELLEN M. ROGERS, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that she executed the foregoing document.

Susan L. Price
NOTARY PUBLIC



**EXHIBIT A
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Legal:

PARCEL 1:

Lot 43, in Block C, as set forth on Final Subdivision Map, Planned Unit Development PD 05-001 for SUMMIT RIDGE AT GENOA LAKES GOLF RESORT PHASE 3A, filed for record with the Douglas County Recorder on September 12, 2007, in Book 0907, Page 2074, as Document No. 709043, Official Records, Douglas County, Nevada.

PARCEL 2:

Together with the following easements for Access:

A non-exclusive 50 foot wide access easement, created in that certain document entitled "Easement Amendment Deed", executed by Little Mondeaux Limousin Corporation, recorded on February 25, 1998, as Document No. 433367, in Book 298, Page 4658, of the Official Records of Douglas County, Nevada.

A 50 foot wide access, irrigation, and utility easement, over and across those certain lands described in document recorded on February 3, 2004, in Book 0204, Page 0954, as Document No. 603680, of the Official Records of Douglas County, Nevada.

A 60 foot private access, private irrigation, and public utility easement, as set forth on the Final Subdivision Map entitled CANYON CREEK MEADOWS PHASE 1, according to the plat thereof filed on February 11, 2004, in Book 0204, Page 4470, as Document No. 604356, of the Official Records of Douglas County, Nevada.

An easement for non-exclusive access purposes with the Easement Area, created in that certain document entitled "Master Grant Deed" executed by Ronald L. Simek, et al, recorded on December 31, 1996, as Document No. 403934, in Book 1296, Page 4911, of the Official Records of Douglas County, Nevada.

An easement for pedestrian and vehicular ingress and egress to and from that certain real property; and the installation, construction, repair, maintenance, and replacement of roadway improvements within the Easement Area, such as, without limitation, asphalt paving, cattle guard, and so forth, created in that certain Document entitled "Grant of Relocatable Private Access Easement (#OS6), executed by Ronald L. Simek, recorded on February 3, 2004, as Document No. 603676, in Book 0204, Page 862, of the Official Records of Douglas County, Nevada.

PARCEL 3:

Also Together with the following Reservations, Easements and Covenants for the benefit of Parcel 1, herein:

Easements pursuant to document entitled "Ancillary Easements Memorandum", recorded March 31, 2005, in Book 0305, Page 14366, as Document No. 640526, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Grant of Easement", recorded May 1, 2006, in Book 0506, Page 168, as Document No. 673811, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006, in Book 0506, Page 347, as Document No. 673835, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006, in Book 0506, Page 377, as Document No. 673836, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Reciprocal Parking and Access Easement Agreement", recorded July 24, 2006, in Book 0706, Page 8118, as Document No. 680413, Official Records, Douglas County, Nevada;

Easement pursuant to document entitled "Grant of Mailbox Cluster Easement", recorded December 1, 2006, in Book 1206, Page 66, as Document No. 689800, Official Records, Douglas County, Nevada.

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4831-2213-4516, v. 1

State of Nevada Declaration of Value

FOR RECORDER'S OPTIONAL USE ONLY
Document/Instrument #:
Date of Recording:
Notes: Trust OK - J

1. Assessor Parcel Number(s):
a) 1419-26-610-022
b)
c)

2. Type of Property:
a) [] Vacant Land
b) [x] Single Family Residence
c) [] Condo/Townhouse
d) [] 2-4 Plex
e) [] Apartment Bldg.
f) [] Commercial/Industrial
g) [] Agricultural
h) [] Mobile Home
i) [] Other

3. Total Value/Sales Price of Property: \$ -0-
Deed in Lieu of Foreclosure Only (value of property) \$
Transfer Tax Value: \$
Real Property Transfer Tax Due: \$ -0-

4. If Exemption Claimed:
a. Transfer Tax Exemption, per NRS 375.090, Section: 7
b. Explain Reason for Exemption: A transfer of title to a trust without consideration. See Affidavit of Certification of Trust.

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 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 Ellen M Rogers Capacity Owner

Signature Ellen M Rogers Capacity Trustee

SELLER (GRANTOR) INFORMATION REQUIRED

BUYER (GRANTEE) INFORMATION REQUIRED

Print Name: Ellen M. Rogers
Address: 2914 Promontory Drive
City: Genoa
State: NV Zip: 89411

Ellen M. Rogers, Trustee of "The
Name: Ellen M. Rogers Trust"
Address: 2914 Promontory Drive
City: Genoa
State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd.
Address: P.O. Box 646
City: Carson City

Escrow #
State: NV Zip: 89702