

DOUGLAS COUNTY, NV

2022-981397

Rec:\$40.00

\$40.00

Pgs=3

02/18/2022 12:00 PM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

A.P.N.: 1419-26-210-010

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
PO Box 2194
Stateline NV 89449

ESCROW NO.: ZC3245-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: 2912 Portrush Drive, Genoa, NV 89411
3. That said work was completed on date of completion
4. That the contractor completing said work was February 14, 2022
5. That Genoa Springs, whose business address: 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 February 16, 2022.

Genoa Springs LLC, a Nevada Limited Liability Company
a Nevada General Partnership

By: 
Richard Gardner, Manager
Controller

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

Richard Gardner, being duly sworn, deposed and says: Genoa Springs, 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 Gardner, Manger

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 2-17-2022
by Richard Gardner


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 54 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 SE corner of Lot 54, said Genoa Lakes North Subdivision Phase 1;
Thence S 37°45'02" a distance of 11.00 feet
Thence S 26°47'10" W a distance of 32.56 feet;

Thence N 37°45'02" W a distance of 25.00 feet to the SW corner of said Lot 54;

Thence N 52°14'58" E along the Southerly line of said Lot 54 a distance of 29.40 feet to the POINT OF BEGINNING.

APN: 1419-26-210-010