

DOUGLAS COUNTY, NV
RPTT:\$2441.40 Rec:\$40.00
\$2,481.40 Pgs=3
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

2022-981398

02/18/2022 12:00 PM

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:**

Canico, LLC
19 Cygnet Drive
Mound House, NV 89706

Escrow No.: ZC3245-JL

RPTT \$2,441.40

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:

Canico, LLC a Nevada Limited Liability Company

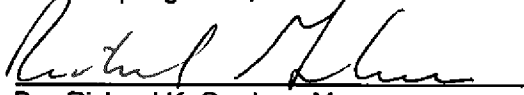
all that real property in the Town of Genoa, County of Douglas, State of Nevada, described as follows:

See Attached Exhibit "A"

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



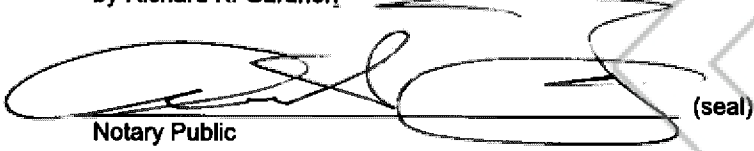
By: Richard K. Gardner, Manager

STATE OF NEVADA
COUNTY OF Douglas

} SS:

This instrument was acknowledged before me on 2-17-2022,

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 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

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-26-210-010
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land Res.
- b) Single Fam.
- 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) _____

Transfer Tax Value \$625,900.00

Real Property Transfer Tax Due: \$ 2,441.40

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 _____

By: Richard K. Gardner, Manager Agent

Signature _____

By: Steven Cruz, Managing Member

***SELLER (GRANTOR) INFORMATION**

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

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

Print Name: Canico, LLC a Nevada Limited Liability Company

Address: PO Box 2194
Stateline, NV 89449

Address: 19 Cygnet Drive
Mound House, NV 89706

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

Print Name: Signature Title Company LLC Escrow #: ZC3245-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