

APN# 1419-26-210-010

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=9
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER
2022-981427
02/18/2022 03:58 PM
E03

Recording Requested by/Mail to:

Name: Canico LLC

Address: 19 Cygnet Drive

City/State/Zip: Mound House NV 89706

Mail Tax Statements to:

Name: same as above

Address: _____

City/State/Zip: _____

Grant Bargain Sale Deed

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)



Signature

EMMA BRIGORUK
Printed Name

This document is being (re-)recorded to correct document # 2022-981398, and is correcting
to include Exhibit B easement

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 a Nevada Limited Liability Company
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

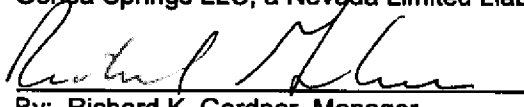
all that real property in the Town of Genoa, County of Douglas, State of Nevada, described as follows:

See Attached Exhibit "A" & "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.

Genoa Springs LLC, a Nevada Limited Liability Company



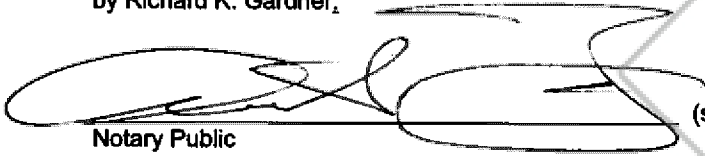
By: Richard K. Gardner, Manager

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

EXHIBIT 'B'
LOT 54, 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 SE corner of Lot 54, said Genoa Lakes North Subdivision, Phase 1;

THENCE S 37°45'02" E a distance of 14.33 feet;

THENCE S 17°15'57" E a distance of 20.00 feet;

THENCE S 52°14'58" W a distance of 22.40 feet;

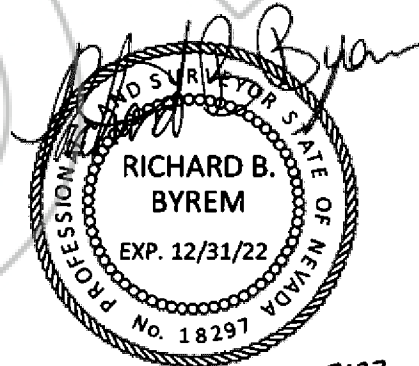
THENCE N 37°45'02" W a distance of 33.06 feet to the SW corner of said Lot 54;

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**;

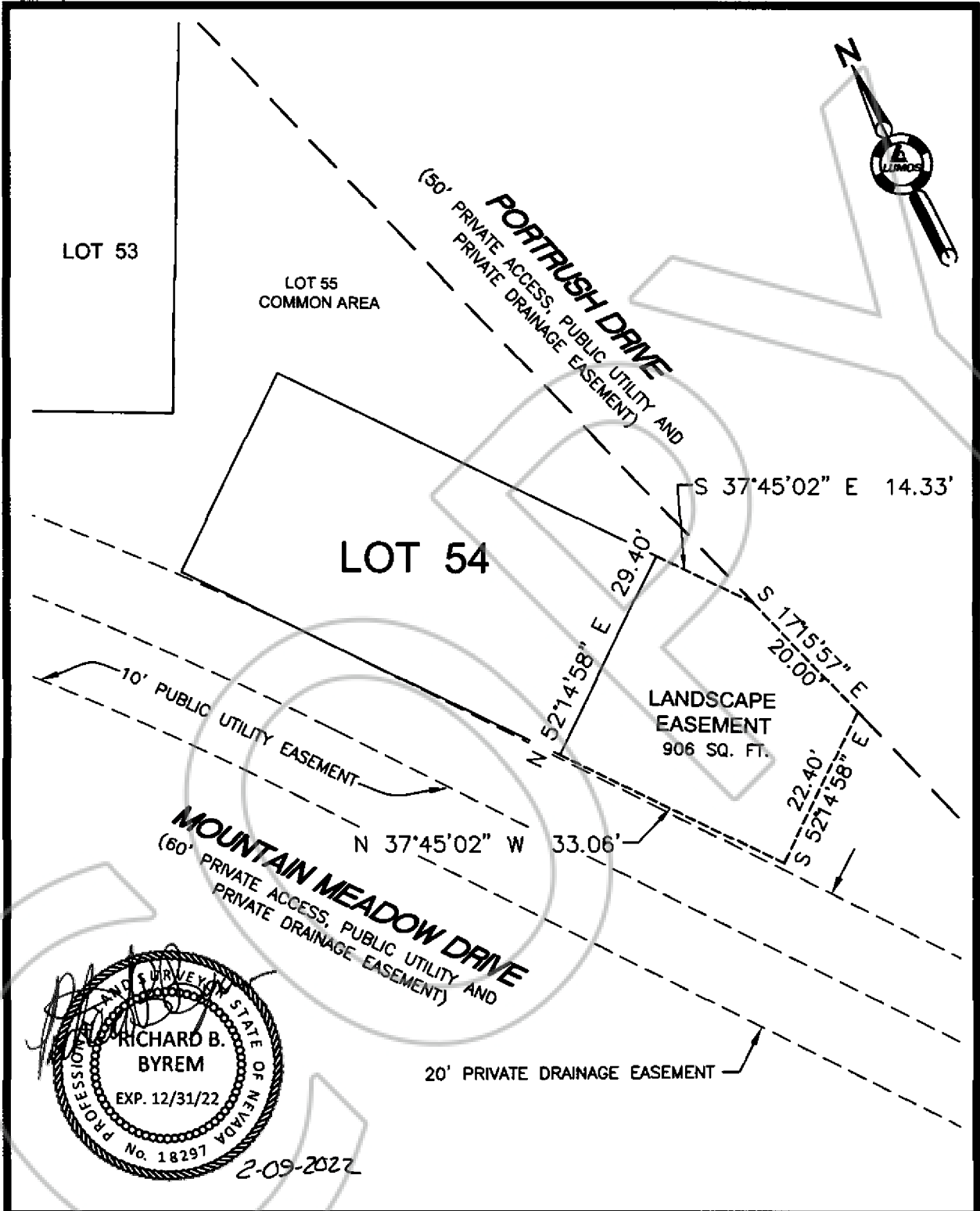
Containing 906 square feet, more or less.

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 890
Zephyr Cove, NV 89448



2-09-2022



| | | |
|--|--|---|
| <p>LUMOS & ASSOCIATES PO BOX 3570 STATELINE, NEVADA 89449 TEL. (775) 588-8490</p> | <p align="center">EXHIBIT "C"</p> <p align="center">LANDSCAPE EASEMENT LOT 54, GENOA LAKES NORTH SUB-PHASE 1 PORTION OF SEC. 26, T14N, R19E, MDM</p> <hr/> <p>DOUGLAS COUNTY NEVADA</p> | <p>Date: DEC. 2021 Scale: 1" = 20' Job No: 8825.001</p> |
|--|--|---|

DOUGLAS COUNTY, NV **2022-981398**
RPTT:\$2441.40 Rec:\$40.00
\$2,481.40 Pgs=3 02/18/2022 12:00 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

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

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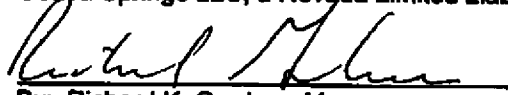
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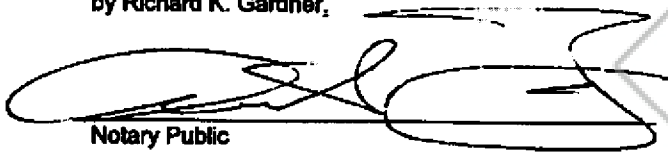
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