APN# 1419-26-210-010		RPTT:\$0.00 Rec:\$40.00 \$40.00 Pgs=9 SIGNATURE TITLE - ZEPH	02/18/2022 03:58 PM IYR COVE
Recording Requested by/Mail to:		KAREN ELLISON, RECOR	DER E03
Name: Canico LLC		(
Address: 19 Cygnet Drive			\ \
City/State/Zip: Mound House NV 89706			\ \
Mail Tax Statements to:			_ \ \
Name: same as above			7
Address:			
City/State/Zip:	//		
		7 /	
Grant Bargair	<u>n Sale De</u>	ed/	
Title of Do	cument (requir	ed)	
(Only use	e if applicable)	.//.	
The undersigned hereby affirms th	at the document	submitted for recording	Į.
DOES contain personal information	N. N.		
Affidavit of Death – N	NRS 440.380(1)(A)	& NRS 40.525(5)	
Judgment – NRS 17.1	50(4)		
Military Discharge – N			
	113.020(2)		
amell			
Signature			
EMMA SARIGO	RUK		
Printed Name			
This document is being (re-)recorded to correct do to include Exhibit B easement	ocument # <u>202</u>	2-981398 _{an}	d is correcting

DOUGLAS COUNTY, NV

2022-981427

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 Li Luckul Luckul Land Line Luckul Luc	·	
STATE OF NEVADA COUNTY OF Douglas	} ss:	
This instrument was acknowledg	ed before me on 2-17-2022	
by Richard K. Gardner. Notary Public	(seal)	
		AUSTIN MICHEAL BUYAK Notary Public, State of Nevada Appointment No. 18-3338-5 My Appt. Expires Sep 6, 2022

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 fee to the POINT OF BEFINNING;

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.

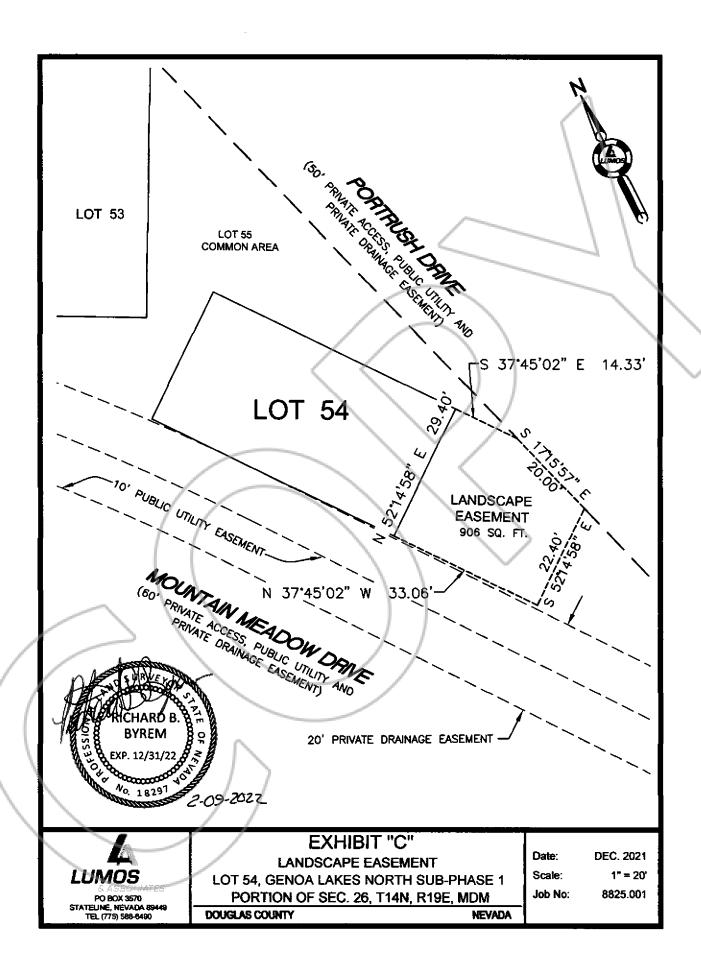
Basis of Bearings is the plat of Genoa Lakes North Subdivision, Phase 1.

Prepared by: **Lumos & Associates, Inc.** Richard B. Byrem, PLS 18297 PO Box 890 Zephyr Cove, NV 89448 RICHARD B. BYREM

EXP. 12/31/22

No. 18291

2-09-2022



DOUGLAS COUNTY, NV RPTT:\$2441.40 Rec:\$40.00 \$2,481.40 Pgs=3

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 SIGNATURE TITLE - ZEPHYR COVE KAREN ELLISON, RECORDER

Escrow No.: ZC3245-JL

RPTT \$2,441.40

GRANT, BARGAIN, SALE DEED

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Genoa Springs LLC, a Nevada L L. L	·		
STATE OF NEVADA COUNTY OF Douglas	} ss:		$\neg \uparrow /$
This instrument was acknowledge	ed before me on 2-17-2022,		
by Richard K. Gardner,			
Notary Public	(seal)		
		AUSTIN MICHE Notary Public, St Appointment Ne My Appt. Expires	IAL BUYAK ate of Nevada 1. 18-3338-5 Sep 6, 2022

LEGAL DESCRIPTION

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Thence N 52°14'58' E along the Southerly line of said Lot 54 a distance of 29 40 fee to the POINT OF BEFINNING.

APN. 1419-26-210-010

STATE OF NEVADA

DECLARATION OF VALUE FORM 1. Assessor Parcel Number(s) a) <u>1419-26-210-010</u> c) 2. Type of Property: a) [] Vacant Land FOR RECORDER'S OPTIONAL USE ONLY Single Fam. Res. c) [] Condo/Twnhse d) [2-4 Plex Book: Page: e) [] Apt. Bldg [] Comm'l/Ind'l Date of Recording: g) [] Agricultural h) [] Mobile Home Notes: [] Other 3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value Real Property Transfer Tax Due: 4. If Exemption Claimed: a. Transfer Tax Exemption, per NRS 375,090, Section# b. Explain Reason for Exemption: LECCRD TO MENT . 10 DOCUMENT 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 375.039; the Buse and Seller shall be jointly and severally liable for any additional amount owed. Signature Sr. Richald K. Gardner, Manager Signature By: Steven Cruz, Managing Member -BELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION (Required) Print Name: Genoa Springs LLC, a Nevada Limited (Required) Print Name: Canico, LLC a Nevada Limited Liability Liability Company Company Address: PO Box 2194 19 Cygnet Drive Address: Stateline, NV 89449 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