

DOUGLAS COUNTY, NV  
RPTT:\$2831.40 Rec:\$40.00  
\$2,871.40 Pgs=5  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

**2022-983362**

**04/05/2022 03:40 PM**

**A.P.N.: 1419-26-210-009**

**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:**

**The Donald J. Amaral and Janet F. Amaral Revocable  
Trust dated January 23, 2018**  
**209 Park Ridge**  
**Boerne, TX 78006**

**Escrow No.: ZC3335-JL**

RPTT \$2,831.40

## **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:

**Donald J. Amaral and Janet F. Amaral as Trustees of the The Donald J. Amaral and Janet F.  
Amaral Revocable Trust dated January 23, 2018**

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

**See Attached Exhibit "A" and "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

Richard Gardner  
By: Richard Gardner, Manager

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 4/4/2022

by RICHARD GARDNER

[Signature] (seal)  
Notary Public



## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GENOA , COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

Lot 53 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 53, said Genoa Lakes North Subdivision Phase 1;  
Thence S 27°20'56" W a distance of 12.22 feet;

Thence S 52°14'58" W a distance of 13.00 feet;

Thence N 42°11'49" W a distance of 40.09 feet;

Thence N 27°20'56" E a distance of 10.00 feet to the SE corner of said Lot 53;

Thence S 62°39'04" E along the Southerly line of said Lot 53 a distance of 43.04 feet to the Point of Beginning;

APN. 1419-26-210-009

**EXHIBIT 'A'**  
**LOT 53, 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 53, said Genoa Lakes North Subdivision, Phase 1;

**THENCE** S 27°20'56" W a distance of 12.22 feet;

**THENCE** S 52°14'58" W a distance of 13.00 feet;

**THENCE** N 42°11'49" W a distance of 40.09 feet;

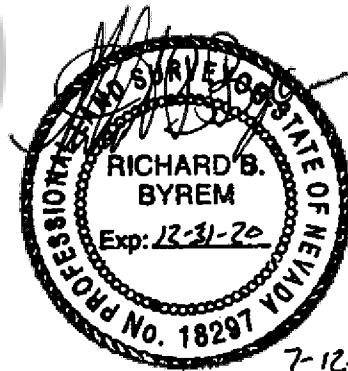
**THENCE** N 27°20'56" E a distance of 10.00 feet to the SW corner of said Lot 53;

**THENCE** S 62°39'04" E along the Southerly line of said Lot 53 a distance of 43.04 feet to the **POINT OF BEGINNING**;

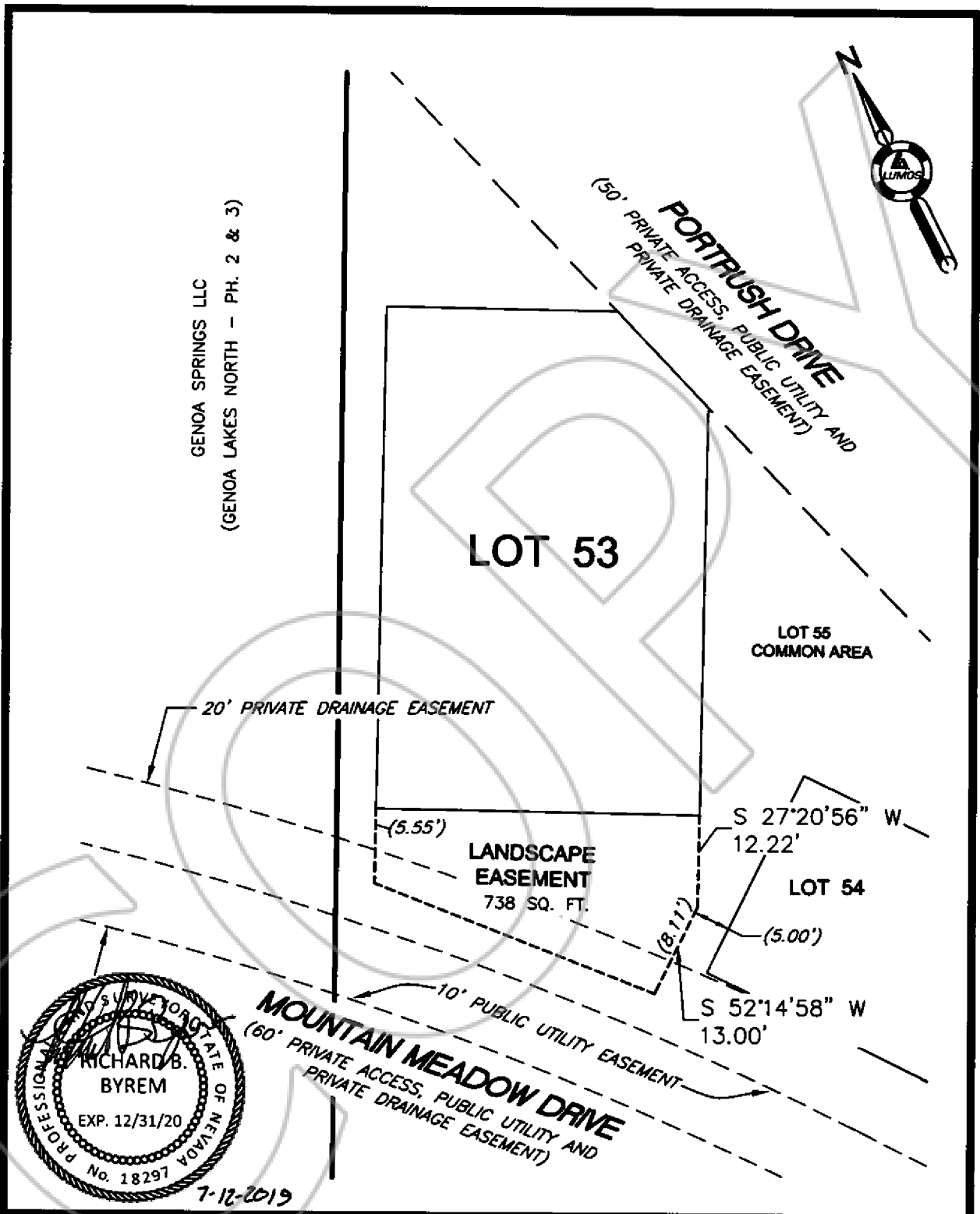
Containing 738 square feet, more or less.

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 3570  
Stateline, NV 89449



7-12-2019



**LUMOS & ASSOCIATES**  
PO BOX 3570  
STATELINE, NEVADA 89449  
TEL (775) 588-6490

**EXHIBIT "B"**  
LANDSCAPE EASEMENT  
LOT 53, GENOA LAKES NORTH SUB-PHASE 1  
PORTION OF SEC. 26, T14N, R19E, MDM  
DOUGLAS COUNTY NEVADA

Date: JULY 2019  
Scale: 1" = 20'  
Job No: 8825.001

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1419-26-210-009
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land      b)  Single Fam. Res.
- c)  Condo/Twnhse      d)  2-4 Plex
- e)  Apt. Bldg      f)  Comm'l/Ind'l
- g)  Agricultural      h)  Mobile Home
- Other

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$725,900.00

Transfer Tax Value \$725,900.00

Real Property Transfer Tax Due: \$2,831.40

**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 [Signature] By: Richard Gardner, Manager Agent

Signature [Signature] By: Donald J. Amaral, Trustee

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

**(Required)**  
 Print Name: Genoa Springs LLC, a Nevada Limited Liability Company  
 Address: PO Box 2194  
Stateline, NV 89449

**(Required)**  
 Print Name: The Donald J. Amaral and Janet F. Amaral Revocable Trust dated January 23, 2018  
 Address: 209 Park Ridge  
Boerney, TX 78006

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

Print Name: Signature Title Company LLC Escrow #: ZC3335-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**