

DOUGLAS COUNTY, NV

2022-989803

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09/19/2022 01:44 PM

MV REALTY PBC, LLC

KAREN ELLISON, RECORDER

APN:1022-16-001-071
RECORDING
REQUESTED BY
AND WHEN
RECORDED MAIL
TO:
MV REALTY OF
NEVADA, LLC
701 N Green Valley
PkwY Suite 200
Henderson, NV 89074
Attn: Amanda J.
Zachman

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MEMORANDUM OF MVR HOMEOWNER BENEFIT AGREEMENT

THIS MEMORANDUM OF MVR HOMEOWNER BENEFIT AGREEMENT (this "Memorandum"), dated as of the Effective Date, is by and between **Michel H Martines**, herein called "Property Owner", whose address is 3770 Granite Way, Wellington, NV, 89444, and MV REALTY OF NEVADA, LLC, a Nevada limited liability company, and/or its assigns or designees, herein called "Company", whose address is 701 N Green Valley Pkwy Suite 200, Henderson, NV 89074.

WITNESSETH:

1. That by that certain MVR Homeowner Benefit Agreement, dated as of Effective Date (the "Agreement") by and between Company and Property Owner, Property Owner has agreed to grant Company the exclusive right to act as listing agent for any sale of the Property Owner's property should the Property Owner decide to sell such property during the term of the Agreement, which property is legally described as follows (the "**Property**"):

Lot 25, in Block E, as shown on the map entitled TOPAZ RANCH ESTATES, UNIT NO. 4, filed for record November 16, 1970, in the Office of the County Recorder of Douglas County, Nevada, as Document No. 50212.

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3770 Granite Way, Wellington, NV, 89444

2. The term of the Agreement began on the Effective Date (the "Commencement Date") and expires on the earlier of: (i) the date the Property is sold in accordance with the Agreement, and (ii) the date that is forty (40) years after the Commencement Date (the "Term"), unless otherwise terminated in accordance with its terms.

3. This instrument does not alter, amend, modify or change the Agreement in any respect. It is executed by the parties solely for the purpose of recordation in the Public Records of **Churchill County, Nevada**, and it is the intent of the parties that it shall be so recorded and shall give notice of, and confirm the, Agreement and all of its terms to the same extent as if all the provisions of the Agreement were fully set forth herein, including, without limitation, that **the obligations of Property Owner under the Agreement constitute covenants running with the land and shall bind future successors-in-interest to title to the Property**. All capitalized terms used in this Memorandum which are not defined herein shall have the meanings ascribed to them in the Agreement.

4. There may be amounts due and owing to Company, and prior to any deed transfer or conveyance, confirmation from Company on amounts due must be obtained by the title company or third party closing agent.

IN WITNESS WHEREOF, the parties have caused this Memorandum to be duly executed as of the date first written above.

Certificate Attached

COOPER

CERTIFICATE FOR: MEMORANDUM OF MUR HOMEOWNER
BENEFIT AGREEMENT

of Pages: 2

PROPERTY OWNER(S):

By: *Michel H Martines*

Name: Michel H Martines

Date:

08 16 2022

STATE OF NEVADA)

) SS:

COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 16th day of AUGUST, 2022, by MICHEL H. MARTINES, who is personally known to me or who has produced NV DRIVER'S # 0123 as identification.

My Commission Expires: 02/08/2025

My Commission Number is: 21-3033-05

[NOTARIAL SEAL]

William H Sweeney
Notary Public



Continuation of Memorandum
MV REALTY OF NEVADA LLC

By : [Signature]

Print Name: Brittany Ponjavic

Print Title: Authorized Signatory

Date: 08/23/2022

STATE OF FLORIDA

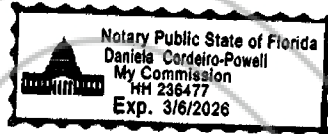
)

) ss:

COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 23 day of August, 2022, by Brittany Ponjavic, as Authorized Signer of MV REALTY of NEVADA LLC, a NEVADA limited liability company, on behalf of the Company, who is personally known to me or who has produced _____ as identification.

[NOTARIAL SEAL]



Signature: [Signature]
Print Name: Daniela Cerdeiro-Powell
Notary Public, State of Florida
Commission #: HH236477
My Commission Expires: 03/06/2026