



SHAWNYNE GARREN, RECORDER

A.P. N.: 1419-10-001-035

When recorded mail to:

Deborah & Eddie Falcon
 3514 Cut Off Trail
 Carson City, NV 89705

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. A work of improvement was completed on September 14, 2023, on property situate in the City of Carson, County of Douglas, State of Nevada.

a. Described as

See EXHIBIT "A" attached hereto and made a part hereof by this reference

b. The street address of which is 3514 Cut Off Trail Carson City, NV 89705

2. The name of the contractor, if any, for such work of improvement was:

Mark Tanner Construction Inc.

(if no contractor, write "NONE" in this space)

3. the name, address and nature of title of every person owning an interest in the above described property as sole owner, tenant in common or joint tenant is:

FULL NAME	FULL ADDRESS	NATURE OF TITLE*
Deborah Falcon	3514 Cut Off Trail Carson City, NV 89705	Owner
Eddie Falcon	3514 Cut Off Trail Carson City, NV 89705	Owner

*(Sole owner, joint tenant, tenant in common)

4. the undersigned, being duly sworn, deposes and says that affiant is authorized to make and does make this verification and on behalf of the owner(s) named in the foregoing notice, that affiant has read the foregoing notice and knows the contents thereof and that the same is true of affiant's own knowledge.

SIGNED BY: Deborah E Falcon
Deborah Falcon

SIGNED BY: Eddie Falcon
Eddie Falcon

State of NEVADA }
County of Douglas } ss:

This instrument was acknowledged before me on 21 day of September, 20 23
by ~~VALERIE BURT~~ DEBORAH & EDDIE FALCON

[Signature]
NOTARY PUBLIC

My commission expires: 5-6-26

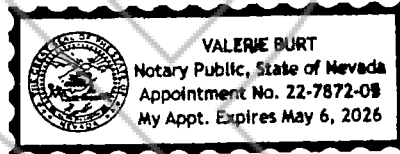


Exhibit "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBES A PARCEL OF LAND SITUATE WITHIN A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW 1/4 NW 1/4) OF SECTION TEN (10), TOWNSHIP FOURTEEN (14) NORTH, RANGE NINETEEN (19) EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 18 AS SHOWN ON THE "CLEAR CREEK TAHOE - PHASE 1A & 1B", DOCUMENT NO, 2016-890939 RECORDED NOVEMBER 18, 2016 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, MARKED BY A 5.8" REBAR WITH PLASTIC CAP STAMPED "PLS-17044"; THENCE, ALONG THE WESTERLY LINE OF SAID LOT 18, NORTH 00° 47' 22" WEST, 155.02 FEET;

THENCE, DEPARTING SAID WESTERLY LINE, ALONG THE NORTHERLY LINE OF SAID LOT 18, NORTH 59° 34' 38" EAST, 247.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS NORTH 59° 34' 38" EAST, A RADIAL DISTANCE OF 55.00 FEET; THENCE, CONTINUING ALONG SAID NORTHERLY LINE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53° 26' 07", A DISTANCE OF 51.29 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 58° 14' 19";

THENCE, DEPARTING SAID NORTHERLY LINE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.41 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 177.50 FEET AND CENTRAL ANGLE OF 35° 39' 07"; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 110.45 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 64° 55' 03" THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.33 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 36° 20' 40"; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.89 FEET; THENCE, SOUTH 38° 36' 20" WEST, 116.34 FEET TO A POINT TO THE SOUTHERLY LINE OF SAID LOT 18; THENCE, ALONG SAID SOUTHERLY LINE, SOUTH 89° 12' 38" WEST, 168.08 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING: NORTH 89° 12' 38" EAST BETWEEN THE WEST 1/4 CORNER AND THE EAST 1/4 CORNER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN AS SHOWN ON MAP OF DIVISION INTO LARGE PARCELS DOCUMENT NO. 484935.

PURSUANT TO THE NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED DECEMBER 14, 2018 AS DOCUMENT NO., 2018-923627 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

DOUGLAS COUNTY, NV

2021-974460

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

09/23/2021 12:29 PM

LANDMARK TITLE ASSURANCE AGENCY OF

KAREN ELLISON, RECORDER

E07

A.P.N. No.:	1419-10-001-035
R.P.T.T.:	Exempt 7
Escrow No.:	100712
Recording Requested By: Landmark Title Assurance Agency of Nevada, LLC	
Mail Tax Statements To: Same as below	
When Recorded Mail To:	
Deborah Falcon, Trustee of the Deborah Donoghue Trust dated October 6, 2011 and Eddie Falcon	
2926 Calle Gaucho	
San Clemente, CA 92673	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT: **Deborah Falcon, Trustee of the Deborah Donoghue Trust dated October 6, 2011**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to: **Deborah Falcon, Trustee of the Deborah Donoghue Trust dated October 6, 2011 and Eddie Falcon, a married man as his sole and separate property**

All that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT 'A' LEGAL DESCRIPTION
ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Subject to:

1. Taxes for the current fiscal year, paid current
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.