

DOUGLAS COUNTY, NV
RPTT:\$3256.50 Rec:\$40.00
\$3,296.50 Pgs=5

2023-1001042

09/29/2023 01:44 PM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1419-26-212-008

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:**

Yong Sung Cho and Grace Haesung Cho
PO Box 693
Genoa, NV 89411

Escrow No.: ZC3570-JL

RPTT \$3,256.50

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:

Yong Sung Cho and Grace Haesung Cho, Husband and Wife as Joint Tenants With Right of Survivorship

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

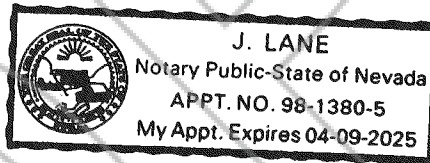
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 9-6-2023

by *Richard Gardner*

Jane (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 15 of PHASE 2 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 27, 2021, as File No. 2021-966284, Official Records.

Parcel 2:

A tract of land being for the purposes of a private landscape easement across a portion of Lot 52 Common Area of the plat of Genoa Lakes North Subdivision, Phase 2, a subdivision plat as filed for record on April 27, 2021 at document no. 2021-966284 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 NE corner of Lot 15, said Genoa Lakes North Subdivision Phase 2;

Thence N 70°44'03" E a distance of 18.45 feet;

Thence S 17°15'57" E along the Easterly boundary of said Genoa Lakes North Subdivision Phase 2, a distance of 46.36 feet;

Thence S 70°44'03" W a distance of 16.84 feet to the SE corner of said Lot 15;

Thence N 19°15'57" W along the Easterly line of said Lot 15 a distance of 33.66 feet to the Point of Beginning;

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED March 13, 2018 AS INSTRUMENT NO. 2018-911459.

APN: 1419-26-212-008

EXHIBIT 'B'
LOT 15, GENOA LAKES NORTH SUBDIVISION, PHASE 2
LANDSCAPE EASEMENT

A tract of land being for the purpose of a private landscape easement across a portion of Lot 52 Common Area of the plat of Genoa Lakes North Subdivision, Phase 2, a subdivision plat as filed for record on April 27, 2021, at document no. 2021-966284 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 NE corner of Lot 15, said Genoa Lakes North Subdivision, Phase 2;

THENCE N 70°44'03" E a distance of 18.45 feet;

THENCE S 17°15'57" E along the Easterly boundary of said Genoa Lakes North Subdivision, Phase 2, a distance of 46.36 feet;

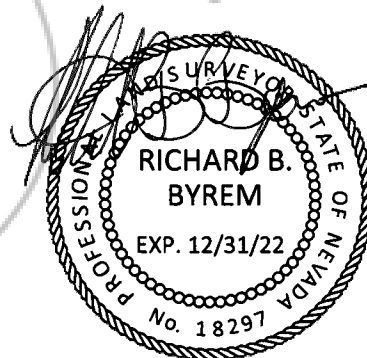
THENCE S 70°44'03" W a distance of 16.84 feet to the SE corner of said Lot 15;

THENCE N 19°15'57" W along the Easterly line of said Lot 15 a distance of 46.33 feet to the **POINT OF BEGINNING**;

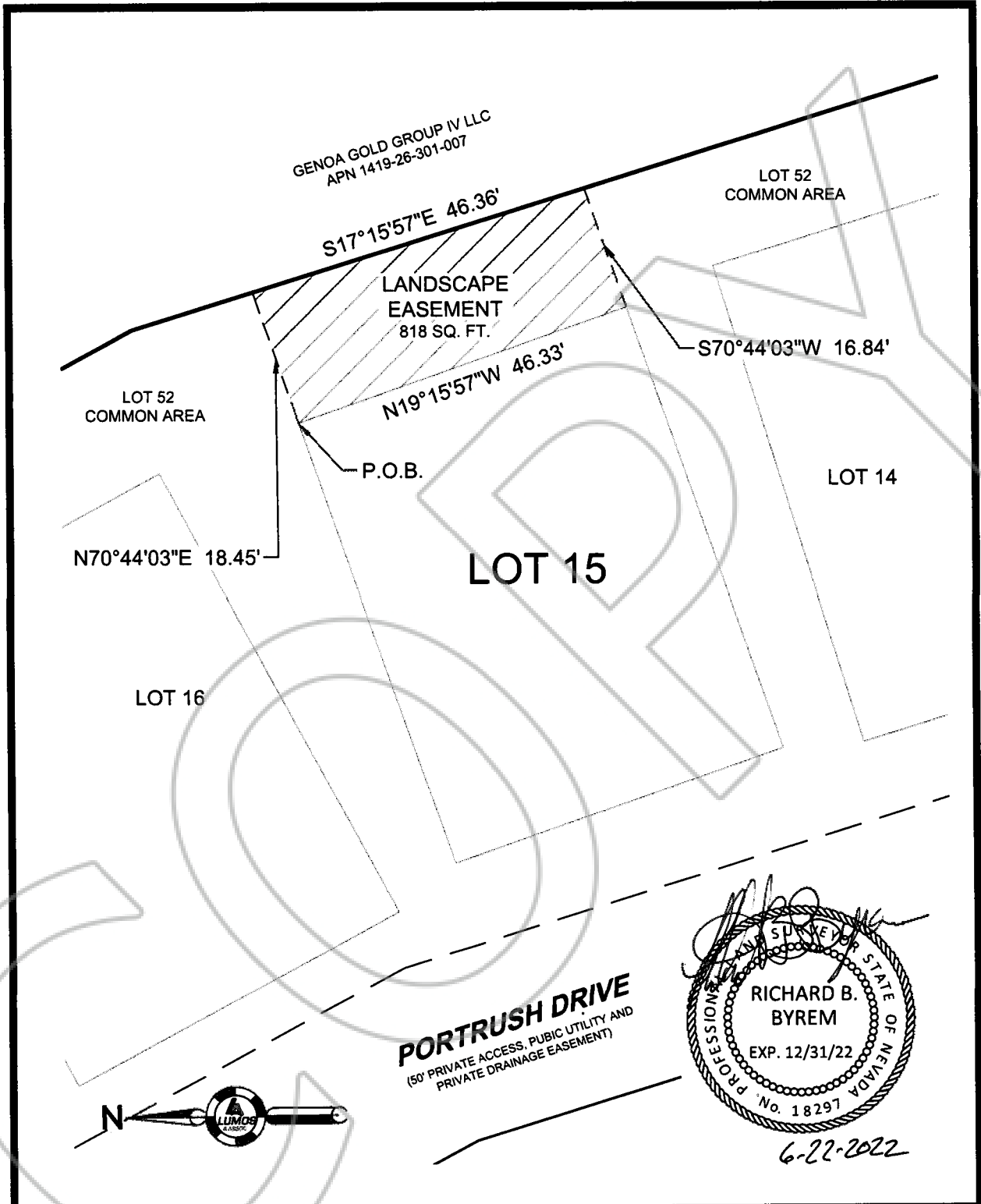
Containing 818 square feet, more or less.

Basis of Bearings is the plat of Genoa Lakes North Subdivision, Phase 2.

Prepared by:
Lumos & Associates, Inc.
Richard B. Byrem, PLS 18297
312 Dorla Court, Suite 202
Zephyr Cove, NV 89448
(775) 588-6490



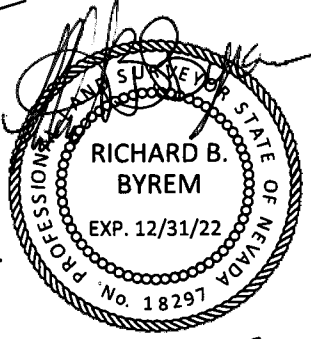
6-22-2022



LUMOS
 & ASSOCIATES
 312 DORLA COURT
 SUITE 202
 ZEPHYR COVER, NV 89448
 TEL (775) 588-6490

EXHIBIT "C"
LANDSCAPE EASEMENT
LOT 15, GENOA LAKES NORTH SUB-PHASE 2
PORTION OF SEC. 26, T14N, R19E, MDM
DOUGLAS COUNTY NEVADA

Date: FEB. 2022
 Scale: 1" = 20'
 Job No: 8825.002



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-26-212-008
- 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'/Ind'l
- g) Agricultural h) Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$834,581.00
 Transfer Tax Value \$834,581.00
 Real Property Transfer Tax Due: \$3,256.50

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 _____

Grantor _____

Signature [Handwritten Signature]

Grantee [Handwritten Signature]

SELLER (GRANTOR) INFORMATION
(Required)

BUYER (GRANTEE) INFORMATION
(Required)

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

Print Name Yong Sung Cho
 Address: PO Box 693
Genoa, NV 89411

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

Print Name: Signature Title Company LLC Escrow #: ZC3570-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