

APN 1319-03-710-040

Recording requested by:  
Michael Sprague  
Kathleen Genovese  
2468 Genoa Aspen Drive  
Genoa, NV 89411

Mail tax statements to:  
When recorded mail to:  
Michael Sprague  
Kathleen Genovese  
2468 Genoa Aspen Drive  
Genoa, NV 89411

### GRANT, BARGAIN AND SALE DEED

For valuable consideration, the receipt of which is hereby acknowledged, we, KATHLEEN GENOVESE, an unmarried woman and MICHAEL SPRAGUE, an unmarried man, as joint tenants with right of survivorship (as "Grantors"), through Document No. 2023-999144 hereby grant and convey to:

MICHAEL SPRAGUE and KATHLEEN GENOVESE as Trustees, or their successors in trust, under the GENOVESE SPRAGUE LIVING TRUST, dated December 2, 2023, (as "Grantees"), all right, title and interest in the following real property situated in the County of Douglas, State of Nevada:

### LEGAL DESCRIPTION

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of North one-half of the Southwest one-quarter of Section 3, Township 13 North, Range 19 East, MDM, Douglas County, Nevada, being more particularly described as follows:

**BEGINNING** at the most Northerly corner of Lot 19, as shown on the Final Map for Genoa Lakes Subdivision, Phase 1, Document No. 302137, of the Douglas County Recorder's Office, which bears N.44°57'50"W., 2,502.65 feet from the North one-quarter corner of said Section 3;

thence along Westerly line of Genoa Aspen Drive, 237.32 feet along a curve to the right having a central angle of 98°31'56" and a radius of 138.00 feet, (chord bears S.10°05'42"W., 209.14 feet);

thence continuing along said Westerly line, S.59°21'40"W., 10.68 feet,

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thence N.46°41'40"W., 57.61 feet,

thence N.53°38'40"W., 80.32 feet,

thence N.50°49'44"E., 196.65 feet to the POINT OF BEGINNING,

Containing 20,788 square feet, more or less.

**Basis of Bearing:**

Centerline of Genoa Aspen Drive as shown on the Final Map Genoa Lakes Subdivision, Phase 1, Document No. 302137 of the Douglas County Recorder's Office.

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Document No. 673218 is provided pursuant to the requirements of Section 6. NRS 111.312

Commonly Known As: 2468 Genoa Aspen Drive, Genoa, Nevada 89411

Together with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues, or profits thereof.

This conveyance is subject to the following liens and encumbrances: (1) General, special and any supplemental county taxes and assessments not delinquent; (2) covenants, conditions, restrictions, reservations, easements, and rights-of-way of record, if any.

This Deed Dated this DECEMBER 2, 2023.

Michael Sprague  
MICHAEL SPRAGUE

Kathleen Genovese  
KATHLEEN GENOVESE

STATE OF NEVADA        )  
  )SS  
COUNTY OF DOUGLAS    )

On DECEMBER 2, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael Sprague and Kathleen Genovese known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the Grant, Bargain and Sale Deed, and acknowledged to me that they executed the same.

I certify under penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct.

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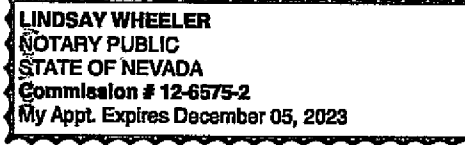
Pursuant to NRS 240.199, this document was notarized using audio-visual communication.

WITNESS my hand and official seal.

My Commission Expires: 12/5/23



\_\_\_\_\_  
Lindsay Wheeler, Notary Public



Notarial act performed by audio-visual communication

Electronic Signatures. Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Delivery of a copy of this Agreement or any other document contemplated hereby bearing an original or electronic signature by electronic mail in "portable document format (".pdf") form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same effect as physical delivery of the paper document bearing an original or electronic signature.

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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1319-03-710-040
- 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
- i) Other

**FOR RECORDERS OPTION USE ONLY**  
 Note s: 12/4/23 Trust Ok~A.B.

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: 0.00 - Exempt (7)
- b. Explain Reason for Exemption: To or from a trust without consideration

5. Partial Interest: Percentage being transferred: 100 %

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 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] Capacity: Grantor

Signature [Signature] Capacity: Grantee/Trustee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

Michael Sprague  
 Kathleen Genovese  
 2468 Genoa Aspen Drive  
 Genoa, NV 89411

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Michael Sprague, TE  
 Kathleen Genovese, TE  
 2468 Genoa Aspen Drive  
 Genoa, NV 89411

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

Print Name: High Sierra Legal  
 Address: PO Box 50153  
 City: State: Zip: Reno, NV 89513

Escrow #

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

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