

DOUGLAS COUNTY, NV **2023-999023**
RPTT:\$3400.80 Rec:\$40.00
\$3,440.80 Pgs=5 **07/31/2023 12:40 PM**
SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1419-26-212-007

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:

Robert W. Cleland and Jaymi L. Cleland
196 Shelley Avenue
Campbell, CA 95008-7094

Escrow No.: ZC3230-JL

RPTT \$3,400.80

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:

Robert W. Cleland and Jaymi L. Cleland, Husband And Wife As Community Property 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 K Gardner

By: Richard K Gardner, Manager

STATE OF NEVADA
COUNTY OF

Douglas

} ss:

This instrument was acknowledged before me on *7-25-2023*

by *Richard K. Gardner*

J Lane (seal)
Notary Public

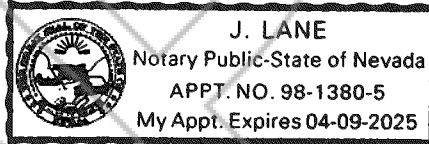


EXHIBIT A"

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

Parcel 1.

Lot 14 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 14, said Genoa Lakes North Subdivision Phase 2;

Thence N 72°44'03" E a distance of 15.00 feet;

Thence S 17°15'57" E along the Easterly boundary of said Genoa Lakes North Subdivision Phase 2, a distance of 48.67 feet

Thence S 72°44'03" W a distance of 15.00 feet to the SE corner of said Lot 14;

Thence N 17°15'57" W along the Easterly line of said Lot 14 a distance of 48.67 feet to the Point of Beginning.

APN 1419-26-212-007

EXHIBIT 'B'
LOT 14, 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 14, said Genoa Lakes North Subdivision, Phase 2;

THENCE N 72°44'03" E a distance of 15.00 feet;

THENCE S 17°15'57" E along the Easterly boundary of said Genoa Lakes North Subdivision, Phase 2, a distance of 48.67 feet;

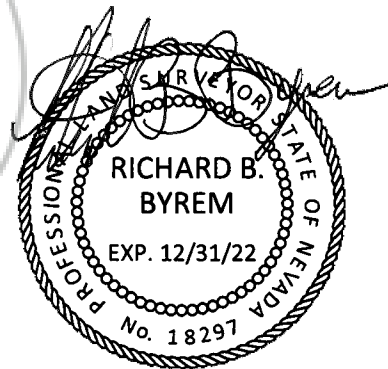
THENCE S 72°44'03" W a distance of 15.00 feet to the SE corner of said Lot 14;

THENCE N 17°15'57" W along the Easterly line of said Lot 14 a distance of 48.67 feet to the **POINT OF BEGINNING**;

Containing 730 square feet, more or less.

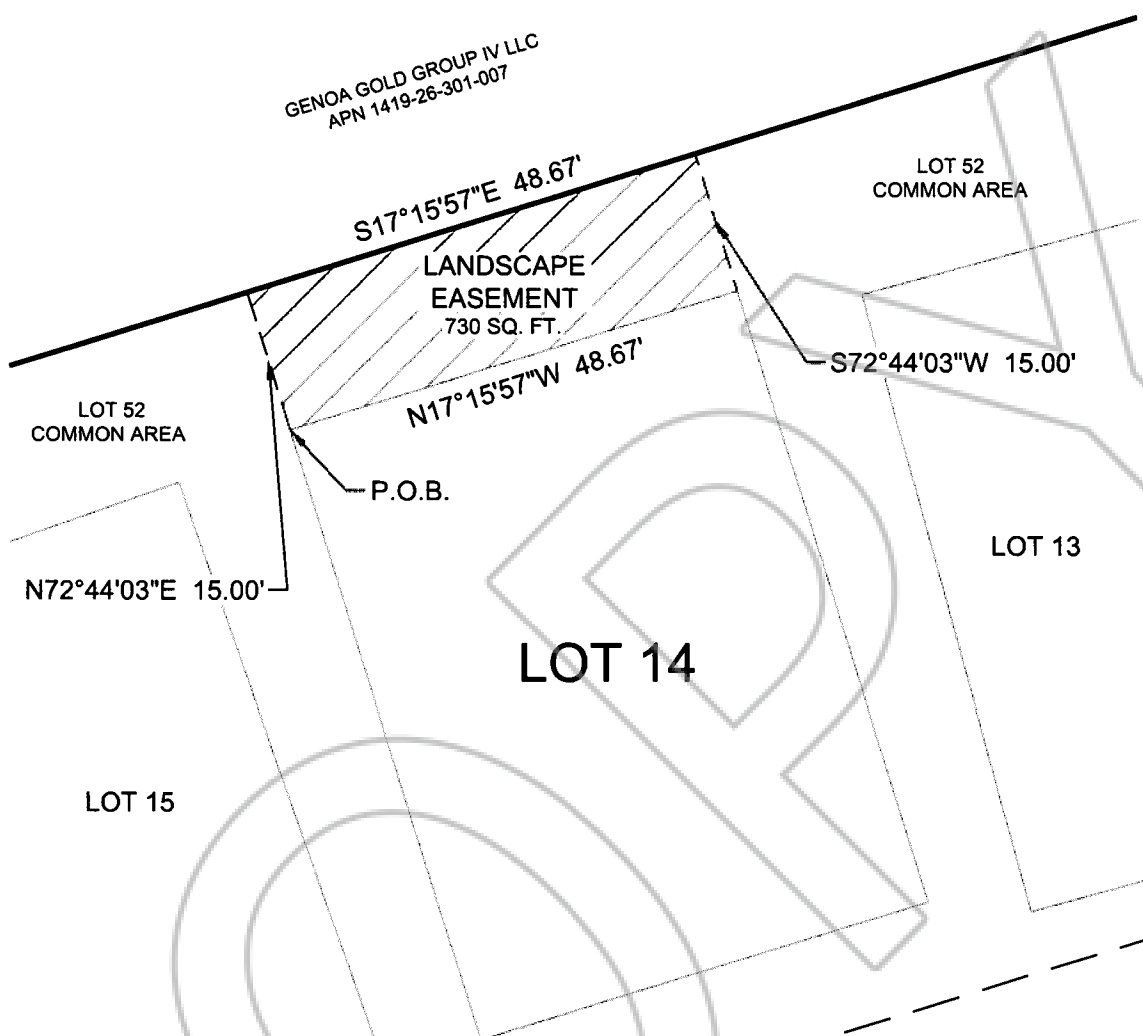
Basis of Bearings is the plat of Genoa Lakes North Subdivision, Phase 2.

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

GENOA GOLD GROUP IV LLC
APN 1419-26-301-007



LOT 14

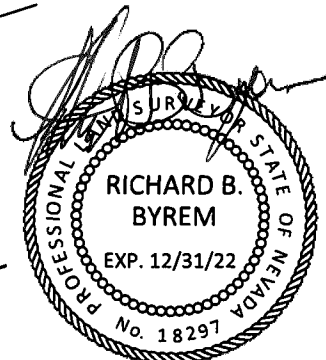
LOT 15

LOT 13

LOT 52
COMMON AREA

LOT 52
COMMON AREA

PORTRUSH DRIVE
(50' PRIVATE ACCESS, PUBLIC UTILITY AND
PRIVATE DRAINAGE EASEMENT)



6-22-2022

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

EXHIBIT "C"
LANDSCAPE EASEMENT
LOT 14, 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) 1419-26-212-007
- 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) \$871,963.00

Transfer Tax Value \$871,963.00

Real Property Transfer Tax Due: \$3,400.80

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 *Robert W. Cleland* Grantor _____

Signature _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Genoa Springs, LLC, a Nevada limited liability company

Address: PO Box 2194
Stateline, NV 89449

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Robert W. Cleland

Address: 196 Shelley Avenue
Campbell, CA 95008-7094

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

Print Name: Signature Title Company LLC Escrow #: ZC3230-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448