

DOUGLAS COUNTY, NV **2023-999144**
RPTT:\$3510.00 Rec:\$40.00
\$3,550.00 Pgs=3 **08/02/2023 02:13 PM**
TICOR TITLE - RENO (LAKESIDE)
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Kathleen Genovese
Michael Sprague
2468 Genoa Aspen Drive
Genoa, NV 89411

MAIL TAX STATEMENTS TO:
Kathleen Genovese
Michael Sprague
2468 Genoa Aspen Drive
Genoa, NV 89411

Escrow No. 2301880-SL

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1319-03-710-040

Space Above for Recorder's Use Only

R.P.T.T. \$3,510.00

**PERSONAL REPRESENTATIVE'S
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE, made this 1st day of August, 2023, by and between John McKenna, CPA, Personal Representative of the Estate of Eugene Anthony Quarterson, Deceased, Case Number 2022-PB-00100, In the Ninth Judicial District Court of the State of Nevada, In and for the State of Nevada, In and for the County of Douglas, First Party, hereinafter "Grantor", and Kathleen Genovese, an unmarried woman and Michael Sprague, an unmarried man, as joint tenants with right of survivorship, Second Party, hereinafter, "Grantee"

WITNESSETH:

For good and valuable consideration, Grantor, does by these presents Grant, Bargain and Sell unto the Grantee and to its heirs and assigns forever, all Grantor's right, title and interest in and to that certain lot, piece and parcel of land situate in the County of Douglas, State of Nevada, more particularly described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART
HEREOF**

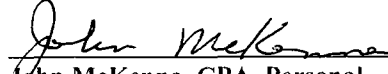
TOGETHER WITH, all the singular, the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

Escrow No. 2301880-SL

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances thereunto belonging, unto Grantor and to its heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set her/his hand and seal, the day and year first above written.

**The Estate of Eugene A. Quarterson,
Deceased**

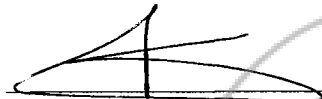


John McKenna, CPA, Personal
Representative

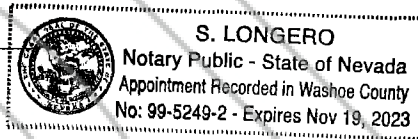
STATE OF NV
COUNTY OF Washoe

} ss:

This instrument was acknowledged before me on 8/1/2023
by John McKenna



NOTARY PUBLIC



Escrow No. 2301880-SL

**EXHIBIT A
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,

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.

APN: 1319-03-710-040

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

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

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 OPTIONAL USE ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ 900,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 900,000.00
 d. Real Property Transfer Tax Due: \$ 3,510.00

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 John McKenna Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: John McKenna, CPA, Personal Representative of The Estate of Eugene Anthony Quarterson, Deceased
 Address: 2408 Genoa Aspen Dr
 City: Genoa
 State: Zip: NV 89411

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Michael Sprague, ETAL
 Address: 1132 Mount Doble Dr
 City: Big Bear City
 State: CA Zip: 92314

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Tigor Title of Nevada, Inc. Escrow No.: 02301880-004-SL
 Address: 3655 Lakeside Drive
 City, State, Zip: Reno, NV 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED