

DOUGLAS COUNTY, NV
RPTT:\$3420.30 Rec:\$40.00
\$3,460.30 Pgs=5

2024-1005920

03/22/2024 09:36 AM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1419-26-212-004

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:**

William F. Nelson and Rhonda K. Nelson
PO Box 1444
Genoa, NV 89411

Escrow No.: ZC3238-JL

RPTT \$3,420.30

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:

William F. Nelson and Rhonda K. Nelson, 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 K Gardner
By: Richard K Gardner, Manager

STATE OF NEVADA }
COUNTY OF Douglas } ss:

This instrument was acknowledged before me on 3-20-2024

by Richard K Gardner

J. Lane (seal)
Notary Public

J. LANE
Notary Public-State of Nevada
APPT. NO. 98-1380-5
My Appt. Expires 04-09-2025

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 11 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 11, said Genoa Lakes North Subdivision Phase 2;

Thence N 70°44'03" E a distance of 19.94 feet;

Thence S 17°15'57" E along the Easterly boundary of said Genoa Lakes North Subdivision Phase 2, a distance of 48.70 feet;

Thence S 70°44'03" W a distance of 18.24 feet to the SE corner of said Lot 11;

Thence N 19°15'57" W along the Easterly line of said Lot 11 a distance of 48.67 feet to the Point of Beginning.

APN: 1419-26-212-004

Document No. 2018-911459 is hereby provided pursuant to NRS 111.312

EXHIBIT 'B'
LOT 11, 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 11, said Genoa Lakes North Subdivision, Phase 2;

THENCE N 70°44'03" E a distance of 19.94 feet;

THENCE S 17°15'57" E along the Easterly boundary of said Genoa Lakes North Subdivision, Phase 2, a distance of 48.70 feet;

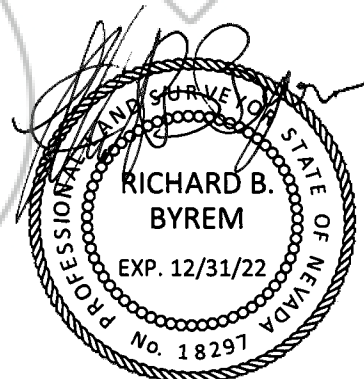
THENCE S 70°44'03" W a distance of 18.24 feet to the SE corner of said Lot 11;

THENCE N 19°15'57" W along the Easterly line of said Lot 11 a distance of 48.67 feet to the **POINT OF BEGINNING**;

Containing 929 square feet, more or less.

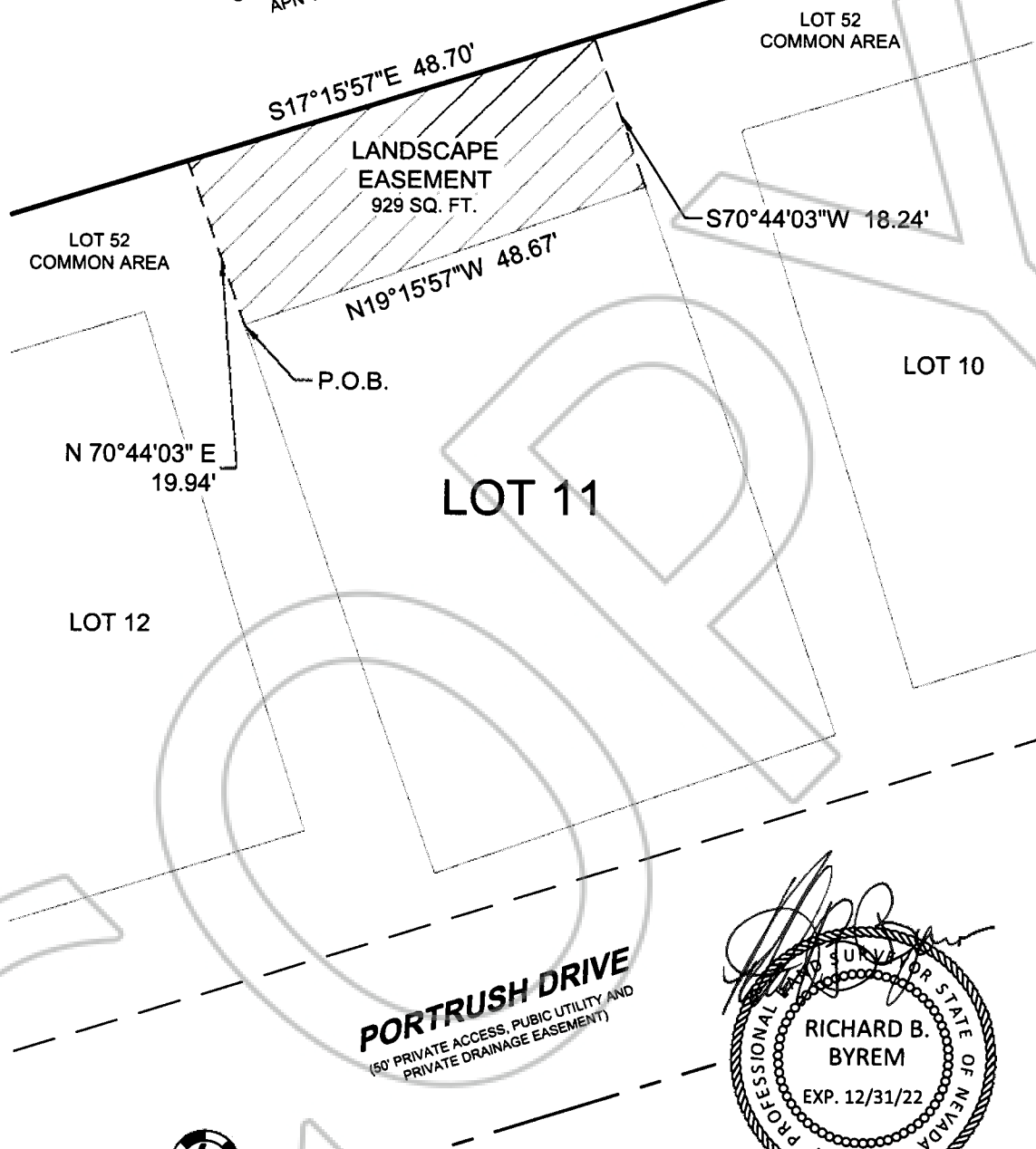
Basis of Bearings is the plat of Genoa Lakes North Subdivision, Phase 2.

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

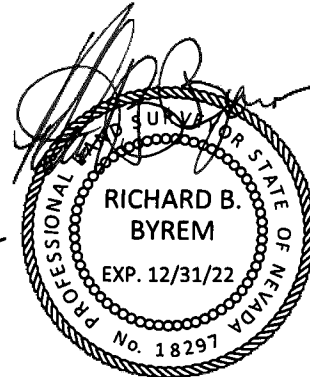


6-22-2022

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



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 11, 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) 1419-26-212-004
- 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: \$876,735.00

Deed in Lieu of Foreclosure Only (value of property) ()
Transfer Tax Value \$876,735.00
Real Property Transfer Tax Due: \$3,420.30

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 William F. Nelson

Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Genoa Springs, LLC, a
Nevada limited liability
Print Name: company
Address: PO Box 2194
Stateline, NV 89449

BUYER (GRANTEE) INFORMATION
(Required)

Print Name William F. Nelson
Address: PO Box 1444
Genoa NV 89411

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

Print Name: Signature Title Company LLC Escrow #: ZC3238-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