

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:

Bill Nelson and Rhonda Nelson  
13612 Sunset View Road  
Poway, CA 92064

ESCROW NO.: ZC3238-JL

## NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN

NOTICE IS HEREBY GIVEN:

1. That all work relative to the construction of a dwelling has been completed in all respects on the following property:

See Exhibit A attached hereto and made a part hereof.

2. Commonly known as: 2921 Portrush Drive, Genoa, NV 89411
3. That said work was completed on 3-19-2024 date of completion
4. That the contractor completing said work was Genoa Springs LLC
5. That Genoa Springs, LLC, whose business address is: PO Box 2189 Stateline NV 89449, is the owner of said property and said property is owned in FEE SIMPLE title.

This Notice of Completion is given in compliance with the provisions of Section 108.228 of Nevada Revised Statutes, and the above facts are true and correct.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE THIS MARCH 19 2024

Genoa Springs, LLC, a Nevada limited liability company

By: 


Richard Gardner, Manager

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

Richard Gardner, being duly sworn, deposed and says: he, is the owner of the above described property; that he has read the foregoing Notice of Completion of Work of Improvement and knows the contents thereof, that the name is true of his own knowledge and belief.

Genoa Springs, LLC, a Nevada limited liability company

By:   
Richard Gardner, Manager

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

There to attached hereto

## 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**