

DOUGLAS COUNTY, NV

2024-1006649

Rec:\$40.00

\$40.00

Pgs=4

04/15/2024 09:31 AM

SIGNATURE TITLE - ZEPHYR COVE

SHAWNYNE GARREN, RECORDER

A.P.N.: 1318-23-315-016

**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:**

Tahoenow Ventures LLC  
12885 Alcosta Road ~  
San Ramon CA 94583

**ESCROW NO.:** ZC3461-JL

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**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: 147 Sierra Colina Drive, Stateline, NV 89449
3. That said work was completed on 4/5/24 date of completion
4. That the contractor completing said work was Ryder Homes
5. That Tahoenow Ventures LLC, whose business address is: 12885 Alcosta Road, San Ramon CA 94583, 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 April 8, 2024.

Tahoenow Ventures, LLC, a Nevada Limited Liability Company

By: 

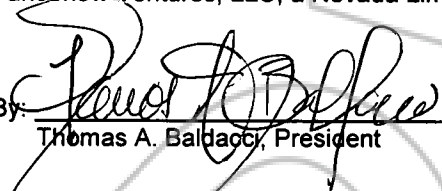
Thomas A. Baldacci, President

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

Thomas A. Baldacci, 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.

Tahoenow Ventures, LLC, a Nevada Limited Liability Company

By:   
Thomas A. Baldacci, President

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on April 8, 2024  
by \_\_\_\_\_

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

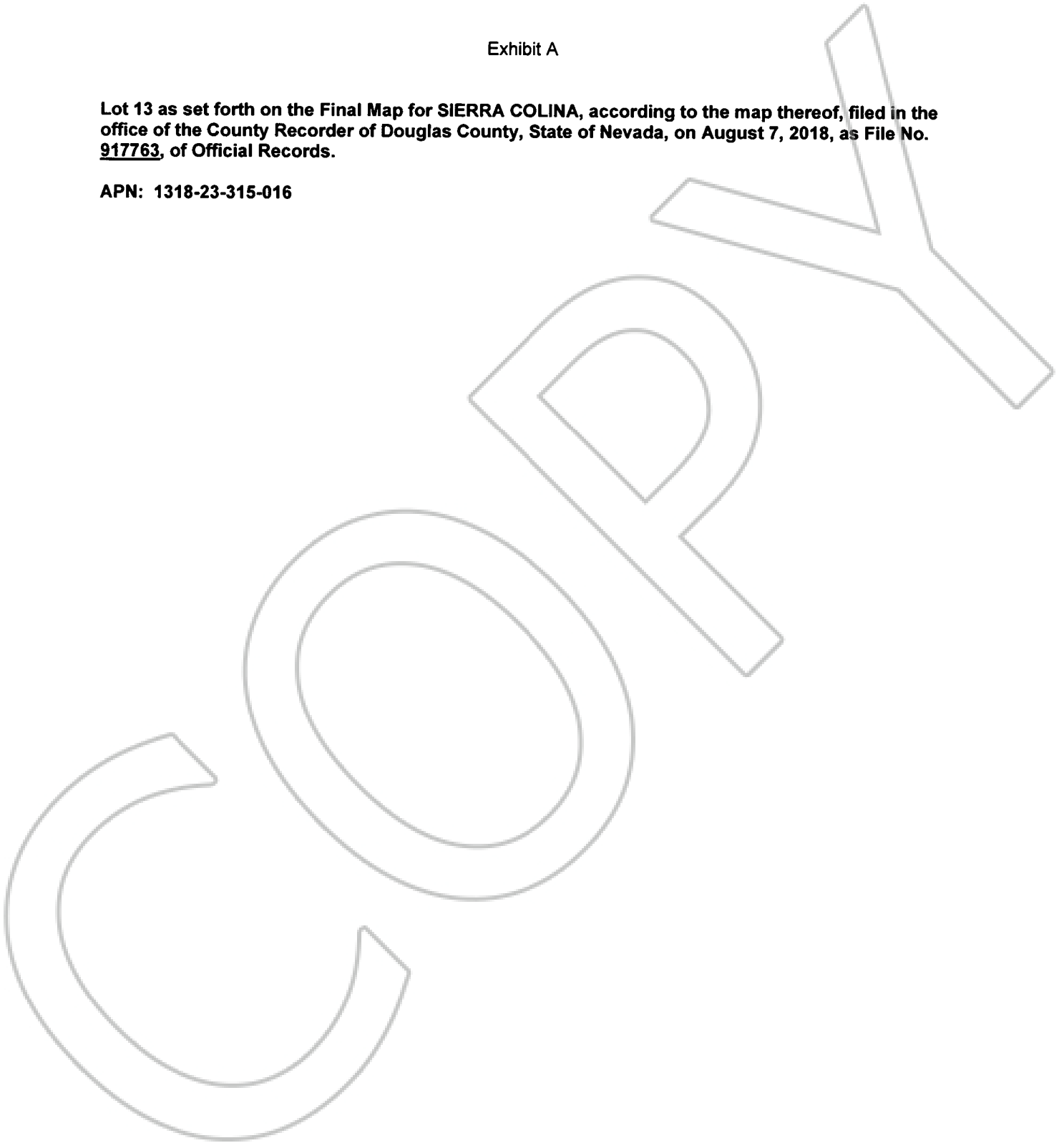
There to attached hereto

See  
Attached  
→

Exhibit A

**Lot 13 as set forth on the Final Map for SIERRA COLINA, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 7, 2018, as File No. 917763, of Official Records.**

**APN: 1318-23-315-016**



**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Contra Costa

On 4/9/24 before me, Stephanie Ruiz Martinez, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Thomas A. Baldacci  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_