

APN: 1419-26-610-021

Recorded at the Request of/Return To:  
HERITAGE LAW  
1625 State Route 88, Suite 304  
Minden, NV 89423



SHAWNYNE GARREN, RECORDER

Mail Future Tax Statements To:  
GREGORY L. KULPER &  
JILL K. KULPER, Trustees  
PO Box 851  
Genoa, NV 89411

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.

**DECLARATION OF HOMESTEAD**

- Married (Filing Jointly)
- Regular Home Dwelling

WE, GREGORY L. KULPER and JILL K. KULPER, Grantees and Trustees of the *Kulper Family Trust, dated October 9, 1997*, and any amendments thereto, do jointly and severally certify and declare as follows:

We are now residing on the land and premises located in the Genoa, Douglas County, State of Nevada, and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**Commonly Known Street Address: 2916 Promontory Drive, Genoa, Nevada 89411**

Pursuant to NRS 111.312, the above legal description was previously recorded in that certain *Grant, Bargain, and Sale Deed* recorded as Document No. 2017-908457 of Official Records of Douglas County, State of Nevada, on December 26, 2017.

We claim the land and premises hereinabove described, together with the dwelling house thereon, and its appurtenances, as a Homestead, pursuant to Nevada Revised Statutes Chapter 115, and specifically Nevada Revised Statutes § 115.020(4).

No former declaration of homestead has been made by us.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the party(ies). The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

IN WITNESS WHEREOF, we have hereunto set our hands this 17th day of April, 2024.


*Gregory L. Kulper*  
GREGORY L. KULPER, Grantee and Trustee

*Jill K. Kulper*  
JILL K. KULPER, Grantee and Trustee

STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS    )

On April 17, 2024, before me, a Notary Public, personally appeared GREGORY L. KULPER and JILL. K. KULPER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that he and she executed it.

*Adam Brant*  
Notary Public

 ADAM BRANT  
NOTARY PUBLIC  
STATE OF NEVADA  
My Commission Expires: 12-14-27  
Certificate No: 24-8365-05

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**EXHIBIT "A"  
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

**PARCEL 1:**

Lot 42, in Block C, as set forth on Final Subdivision Map, Planned Unit Development PD 05-001 for SUMMIT RIDGE AT GENOA LAKES GALF RESORT PHASE 3A, filed for record with the Douglas County Recorder on September 12, 2007 in Book 907, Page 2074, as Document No, 709043, Official Records, Douglas County, Nevada.

**PARCEL 2:**

**TOGETHER WITH** the following easement for access:

A non-exclusive 50 foot wide access easement, created in that certain document entitled "Easement Amendment Deed", executed by Little Mondeaux Limousin Corporation, recorded on February 25, 1998, as Document No. 433367 in Book 298, Page 4658 of the Official Records of Douglas County, Nevada.

A 50 foot wide access, irrigation, and utility easement, over and across those certain lands described in document recorded on February 3, 2004 in Book 204, Page 954, as Document No. 603680 of the Official Records of Douglas County, Nevada.

A 60 foot private access, private irrigation, and public utility easement, as set forth on the Final Subdivision Map entitled Canyon Creek Meadows Phase 1, according to the plat thereof, filed on February 11, 2004 in Book 204, Page 4470, as Document No, 604356 of the Official Records of Douglas County, Nevada.

An easement for non-exclusive access purposes with the easement area, created in that certain document entitled "Master Grant Deed" executed by Ronald L. Simek, et al., recorded on December 31, 1996 as Document No. 403934 in Book 1296, Page 4911 of the Official Records of Douglas County, Nevada.

An easement for pedestrian and vehicular ingress and egress to and from that certain real property, and the installation, construction, repair, maintenance and replacement of roadway improvements within the easement area, such as, without limitation, asphalt paving, cattle guard, and so forth, created in that certain document entitled "Grant of Relocatable Private Access Easement (#OS6), executed by Ronald L. Simek, recorded on February 3, 2004 as Document No. 603676 in Book 204, Page 862 of the Official Records of Douglas County, Nevada.

**PARCEL 3:**

**ALSO TOGETHER WITH the following Reservations, Easement and Covenants for the benefit of Parcel 1, herein:**

**Easements pursuant to document entitled "Ancillary Easement Memorandum", recorded March 31, 2005 in Book 305, Page 14366 as Document No. 640526 of the Official Records of Douglas County, Nevada.**

**Easement pursuant to document entitled "Grant of Easements", recorded May 1, 2006 in Book 506, Page 347 as Document No. 673835 of the Official Records of Douglas County, Nevada.**

**Easement pursuant to document entitled "Grant of Easements", recorded May 1, 2006 in Book 506, Page 377 as Document No. 673836 of the Official Records of Douglas County, Nevada.**

**Easement pursuant to document entitled "Reciprocal Parking and Access Easement Agreement", recorded July 24, 2006 in Book 706, Page 8118 as Document No. 680413 of the Official Records of Douglas County, Nevada.**

**Easement pursuant to document entitled "Grant of Mailbox Cluster Easement", recorded December 1, 2006 in Book 1206, Page 66 as Document No. 689800 of Official Records of Douglas County, Nevada.**