

DOUGLAS COUNTY, NV  
RPTT:\$3237.00 Rec:\$40.00  
\$3,277.00 Pgs=5

**2024-1007487**

**05/08/2024 12:53 PM**

SIGNATURE TITLE - ZEPHYR COVE  
SHAWNYNE GARREN, RECORDER

**A.P.N.: 1419-26-212-005**

**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:**

**Timothy R Monahan and Kendall L Monahan**  
**PO Box 993**  
**Genoa, NV 89411**

**Escrow No.: ZC3503-JL**

RPTT \$3,237.00'

## **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:

**Timothy Rolph Monahan and Kendall Leanne Monahan, Husband And Wife As Community Property 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 Gardner*  
By: Richard Gardner, Manager

STATE OF NEVADA }  
COUNTY OF *Douglas* } ss:

This instrument was acknowledged before me on *5-6-2024*

by *Richard Gardner*

*J. Lane* (seal)  
Notary Public

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

Exhibit A

Parcel 1:

Lot 12 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 12, said Genoa Lakes North Subdivision Phase 2;

Thence N 72°44'03" E a distance of 15.13 feet;

Thence S 17°15'57" E along the Easterly boundary of said Genoa Lakes North Subdivision Phase 2, a distance of 46.33 feet;

Thence S 72°44'03" W a distance of 15.18 feet to the SE corner of said Lot 12;

Thence N 17°15'57" W along the Easterly line of said Lot 12 a distance of 46.33 feet to the Point of Beginning;

APN: 1419-26-212-005

Document No. 911459 is hereby provided pursuant to NRS 111.312

**EXHIBIT 'B'**  
**LOT 12, 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 12, said Genoa Lakes North Subdivision, Phase 2;

**THENCE** N 72°44'03" E a distance of 15.13 feet;

**THENCE** S 17°15'57" E along the Easterly boundary of said Genoa Lakes North Subdivision, Phase 2, a distance of 46.33 feet;

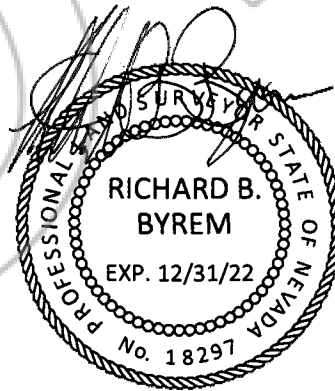
**THENCE** S 72°44'03" W a distance of 15.13 feet to the SE corner of said Lot 12;

**THENCE** N 17°15'57" W along the Easterly line of said Lot 12 a distance of 46.33 feet to the **POINT OF BEGINNING**;

Containing 701 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

S17°15'57"E 46.33'

LOT 52  
COMMON AREA

LANDSCAPE  
EASEMENT  
701 SQ. FT.

LOT 52  
COMMON AREA

N17°15'57"W 46.33'

S72°44'03"W 15.13'

P.O.B.

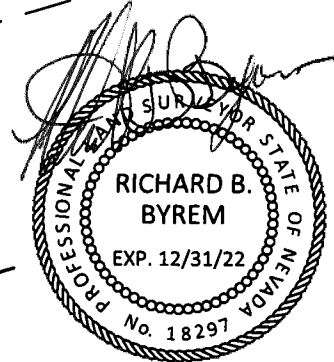
N 72°44'03" E  
15.13'

LOT 11

LOT 12

LOT 13

**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 12, 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) 1419-26-212-005
- 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
- Other

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$829,949.00  
 Transfer Tax Value \$829,949.00  
 Real Property Transfer Tax Due: \$3,237.00

**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 

Grantor \_\_\_\_\_

Signature \_\_\_\_\_

Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(Required)

Print Name: Genoa Springs LLC, a Nevada Limited Liability Company  
 Address: PO Box 2194  
Stateline, NV 89449

**BUYER (GRANTEE) INFORMATION**  
(Required)

Print Name: Timothy R Monahan  
 Address: PO Box 993  
Genoa NV 89411

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

Print Name: Signature Title Company LLC Escrow #: ZC3503-JL  
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448