

DOUGLAS COUNTY, NV

2024-1008675

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STEWART TITLE COMPANY - NV

SHAWNYNE GARREN, RECORDER

A.P.N. No.: 1419-26-611-003

Escrow No.: 2321457

Recording Requested By:

Stewart Title Company

Escrow No.: 2321457

When Recorded Mail To:

Desert Wind Homes

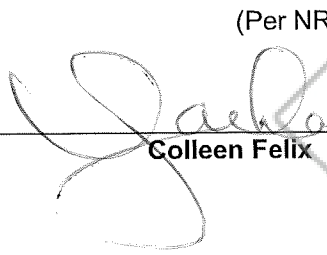
550 California Ave

Reno, NV 89509

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature


Colleen Felix

EO

Notice of Completion

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN:

1. That work has been completed in all respects on the following property:
See Exhibit A attached hereto and made a part hereof.
2. That said work was fully and actually completed on 5/23/24.
3. That the contractor commencing and completing said work was Desert Wind Homes.
4. That Genoa Lakes by Desert Wind, LP, a Nevada limited partnership is the owner of said property, located at 507 Cottontail Court, Genoa, NV 89411 and more fully described in Exhibit "A" below

That said property is owned in fee simple title, and that no other person or persons whomsoever is the owner of said property, or interested therein.

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.

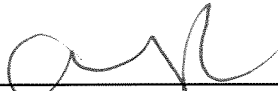
IN WITNESS WHEREOF, Genoa Lakes by Desert Wind, LP, a Nevada limited partnership have affixed his/her/their signature(s) this 29 day of May, 2024

Genoa Lakes by Desert Wind, LP, a Nevada limited partnership

By: Lion City Holdings II, LLC, a Nevada limited liability company
Its: General Partner

By: Lion City Holdings, LLC, a Nevada limited liability company
Its: Manager

By: Merlion Development Group, a Nevada limited liability company
Its: Manager



Allyson Rameker, Managing Member

Allyson Rameker, Managing Member, being first duly sworn, deposes and says:

That Genoa Lakes by Desert Wind, LP, a Nevada limited partnership is/are the owner(s) of the above described property; that he/she/they has/have read the foregoing Notice of Completion of Work of Improvement and know(s) the contents thereof; that the same is true of his/her/their own knowledge, except as to the matters which are therein stated on information and belief, and that as to those matters he/she/they believe(s) it to be true.

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on 29 day of May, 2024 by Allyson Rameker.

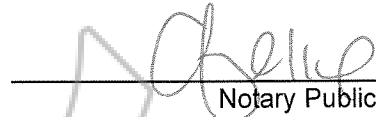
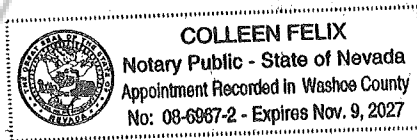

Notary Public

EXHIBIT "A"

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

PARCEL 1:

Lot 79 of the FINAL MAP A PLANNED UNIT DEVELOPMENT PD 05-001-7 TERRAZZA (FKA SUMMIT RIDGE) PHASE 3B, filed for record in the office of the Douglas County Recorder, State of Nevada, on December 18, 2019 as Document No. 2019-939850, Official Records.

PARCEL 2:

Together with that certain non-exclusive private access easement as described below:

50' WIDE NON-EXCLUSIVE PRIVATE EASEMENT

A fifty foot (50') wide easement for access purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, the centerline of which is more particularly described as follows:

Commencing at a found 5/8" rebar, no tag, a point on the Easterly line of Jacks Valley Road, the Northwesterly corner of Parcel 2 as shown on the Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 in the office of Recorder, Douglas County, Nevada, as Document No. 284936, said point bears South 32°55'56" West, 2868.09 feet from the Southwest corner of Section 26, T.14N., R.19E., M.D.M.; thence along said Easterly line of Jacks Valley Road North 21°17'11" East, 5624.78 feet to the POINT OF BEGINNING; thence South 57°24'21" East, 901.15 feet; thence along the arc of a curve to the right having a radius of 100.00 feet, central angle of 57°24'26", arc length of 100.19 feet, and chord bearing South 28°42'10" East; thence South, 163.85 feet; thence along the arc of a curve to the left having a radius of 100.00 feet, central angle of 59°14'14" arc length of 103.39 feet, and chord bearing South 29°37'07" East; thence South 59°14'14" East, 87.62 feet; thence South 57°20'21" East, 299.51 feet; thence along the arc of a curve to the left having a radius of 95.00 feet, central angle of 98°13'48" arc length of 162.87 feet, and chord bearing North 73°32'45" East; thence North 24°25'51" East, 166.00 feet; thence along the arc of a curve to the right having a radius of 75.00 feet, central angle of 34°48'01", arc length of 45.55 feet, and chord bearing North 41°49'51" East; thence North 59°13'52" East, 94.39 feet; thence along the arc of a curve to the right having a radius of 75.00 feet, central angle of 55°06'44" arc length of 72.14 feet, and chord bearing North 86°47'14" East; thence South 65°39'24" East, 403.40 feet; thence North 24°52'01" East, 62.44 feet; thence North 19°23'04" East, 165.42 feet; thence North 03°46'32" West, 200.60 feet to the terminus of this description.

AND TOGETHER WITH that certain non-exclusive private access easement as described below:

DESCRIPTION EASEMENT #0S7

50' WIDE NON-EXCLUSIVE PRIVATE ACCESS EASEMENT

A fifty-foot (50') wide strip of land for non-exclusive private access purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, lying 25 feet (25') on both sides of the following described centerline:

Commencing at the most easterly corner of Parcel 16 as shown on the Record of Survey to Support a Boundary Line Adjustment for Little Mondeaux Limousin Corporation recorded November 19, 2001 in the

office of Recorder, Douglas County, Nevada as Document No. 528042; thence along the northeasterly line of said Parcel 16, North 58°31'29" West, 25.01 feet to the POINT OF BEGINNING; thence along a line 25 feet westerly of and parallel with the easterly line of said Parcel 16, the following courses:

South 33°08'08" West, 168.54 feet;

South 19°17'56" West, 192.13 feet;

South 06°55'50" West, 142.07 feet;

South 04°16'47" East, 148.06 feet;

South 08°17'50" West, 159.03 feet;

South 27°18'20" West, 270.10 feet;

South 38°59'28" West, 89.85 feet to a point on the southerly line of said Parcel 16, the TERMINUS of this description.

The sidelines of the above described strip of land shall be extended and shortened to terminate at said northeasterly line of Parcel 16 and said southerly line of Parcel 16.

TOGETHER WITH a Grant of Slope Easement as set forth and described in document recorded November 7, 2005 in Book 1105, Page 3092, as Document No. 0660088, Official Records Douglas County, Nevada, for the benefit of Legal Descriptions 1,2 and 3.

ALSO TOGETHER WITH a temporary non-exclusive easement for private access over, across and through the Easement Area for the purposes of constructing, installing, maintaining, repairing and replacing a private roadway in the Easement Area, and so forth, created in that certain document entitled "Grant of Easement", executed by MDA Enterprises, Inc., recorded May 1, 2006 in Book 0506, Page 168, as Document No. 0673811, Official Records of Douglas County, Nevada, for the benefit of Canyon Creek Meadows, Phase 1, Adjusted Remainder Parcels 1 and 2, and Adjusted Parcels 16, 17 and 19.

ALSO TOGETHER WITH perpetual non-exclusive easements (i) private access and (ii) for public utilities over, across and through the Easement Area for the purposes of constructing, installing, maintaining, repairing and replacing a private roadway and public utilities in the Easement Area, and so forth, created in that certain document entitled "Grant of Easements", executed by MDA Enterprises, Inc., recorded May 1, 2006 in Book 0506, Page 347, as Document No. 0673835, Official Records of Douglas County, Nevada, for the benefit of Canyon Creeks Meadows, Phase 1, Adjusted Remainder Parcels 1 and 2, and Adjusted Parcels 14, 16, 17 and 19.

ALSO TOGETHER WITH easements granted for the right, at any time, to enter upon the Easement Area for the purposes of constructing, installing, maintaining, repairing and replacing a private roadway and public utilities in the Easement Area, and so forth, created in that certain document entitled "Grant of Easements" recorded May 1, 2006 in Book 0506, Page 377, as Document No. 0673836, Official Records of Douglas County, Nevada, for the benefit of Adjusted Parcels 13, 16, 17 and 19.

ALSO TOGETHER WITH easements granted for the rights of access and storm drainage upon the Easement Area as set forth in document entitled "Grant of Slope and Private Drainage Easements and Temporary License" recorded July 9, 2007 as Document No. 704686, Official Records of Douglas County, Nevada for the benefit of Adjusted Parcels 13, 16 & 17.

ALSO TOGETHER WITH easements granted for the rights of maintenance, repair and replacement of storm drainage improvements within the Easement Area as set forth in document entitled "Grant of Storm Drainage Easements and Temporary License" recorded July 9, 2007 as Document No. 704705, Official Records of Douglas County, Nevada for the benefit of Adjusted Parcels 1 and 13.

ALSO TOGETHER WITH easements granted for the limited purpose of maintaining, repairing or replacing any slopes located on the Easement Area as set forth in document entitled "Grant of Slope Easement and Temporary License" recorded July 9, 2007 as Document No. 704706, Official Records of Douglas County, Nevada for the benefit of Adjusted Parcel 1.