

DOUGLAS COUNTY, NV **2024-1009103**  
RPTT:\$4290.00 Rec:\$40.00  
\$4,330.00 Pgs=4 **06/14/2024 09:38 AM**  
SIGNATURE TITLE - ZEPHYR COVE  
SHAWNYNE GARREN, RECORDER

A.P.N.: 1419-26-711-018

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:

Scott L. Booher and Bobbi L. Booher  
PO Box 1263  
Genoa NV 89411

Escrow No.: ZC3798-JL

RPTT \$4,290.00

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Jeanette M Dunham, as surviving joint tenant**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,  
Bargain, Sell, and Convey to:

**Scott L. Booher and Bobbi L. Booher, Trustees of the Booher Trust dated January 27, 2012**

all that real property in the City of Genoa, County of Douglas, State of Nevada, described as follows:

**See Attached Exhibit "A"**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in  
anywise appertaining.

**Signature Page attached and made a part hereof.**


Jeanette M Dunham  
Jeanette M Dunham

STATE OF NEVADA } ss:  
COUNTY OF Nye

This instrument was acknowledged before me on 6/4/2024

by Jeanette M. Dunham

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 60, in Block D, as set forth on Final Subdivision Map, Planned Unit Development PD 05-001 for Summit Ridge at Genoa Lakes Golf Resort Phase 3A, filed for record with the Douglas County Recorder on September 12, 2007, in Book 0907, Page 2074, as Document No. 709043, Records, Douglas County, Nevada.**

**Parcel 2:**

**Together with the following easements 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 0954, 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 Relocation Private Access Easement (#OS6), executed by Ronald L. Simek, recorded on February 3, 2004 as Document No. 603676, in Book 0204, Page 862, of the Official Records of Douglas County, Nevada.**

**Parcel 3:**

**Also, together with the following reservations, easements and covenants for the benefit of Parcel 1 herein:**

**Easements pursuant to document entitled "Ancillary Easements Memorandum", recorded March 31, 2005, in Book 0305, Page 14366, as Document No. 640526, Official Records, Douglas County, Nevada.**

**Easements pursuant to document entitled "Grant of Easement" recorded May 1, 2006, in Book 506, Page 168 as Document No. 673811, Official Records, Douglas County, Nevada;**

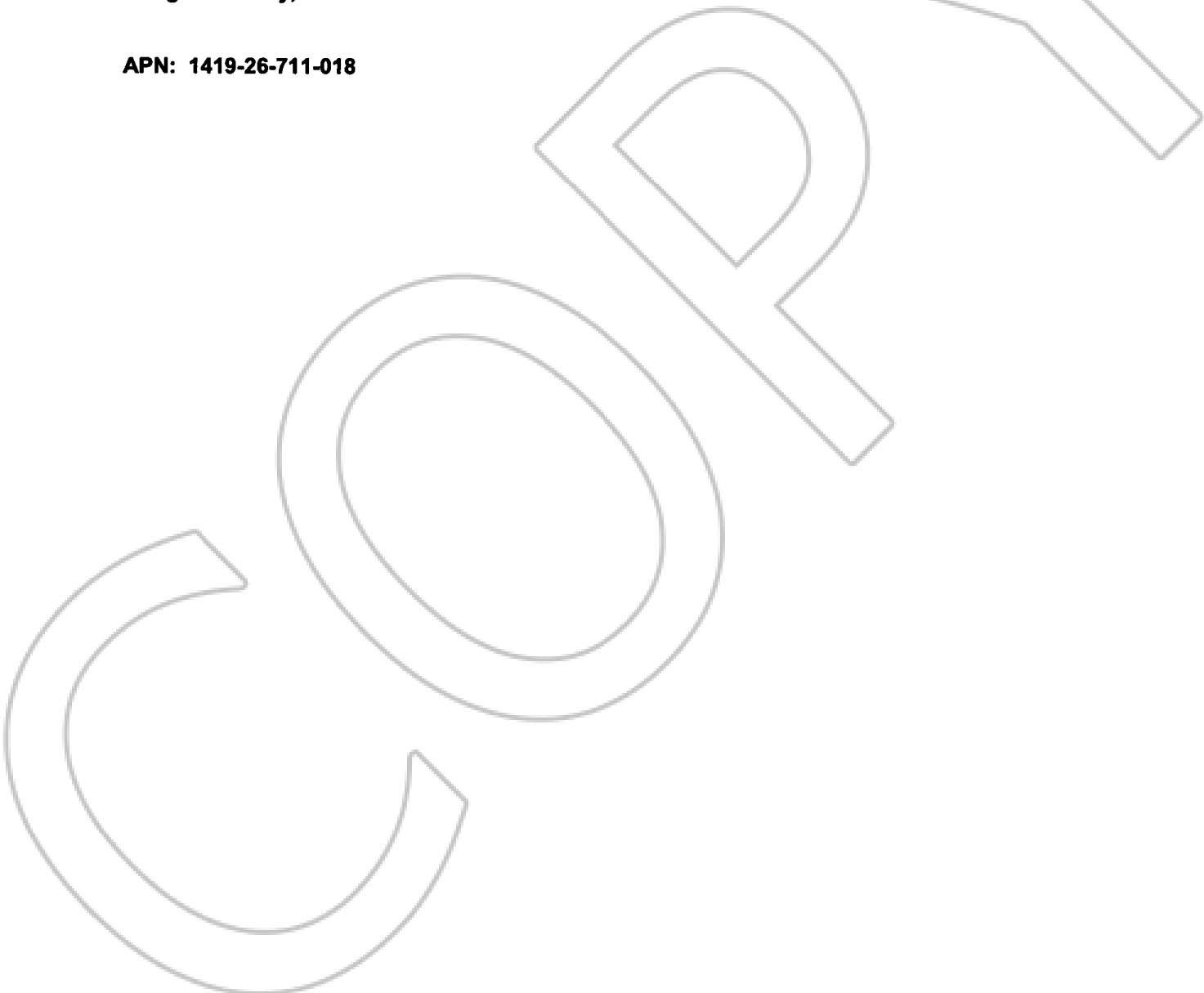
**Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006, in Book 0506, Page 347, as Document No. 673835, Official Records of Douglas County, Nevada;**

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

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

**APN: 1419-26-711-018**



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1419-26-711-018
- 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) \$1,100,000.00  
 Transfer Tax Value \$1,100,000.00  
 Real Property Transfer Tax Due: \$4,290.00

**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: *Jeanette Dunham* Grantor \_\_\_\_\_  
 Signature: \_\_\_\_\_ Grantee \_\_\_\_\_

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

Print Name: Jeanette M Dunham  
 Address: PO Box 1012  
Genoa, NV 89411

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

Print Name: Bobbi L. Booher  
 Address: PO BOX 1263  
GENOA NV 89411

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

Print Name: Signature Title Company LLC Escrow #: ZC3798-JL  
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448