

DOUGLAS COUNTY, NV
RPTT:\$3640.65 Rec:\$40.00
\$3,680.65 Pgs=5

2024-1009757

07/05/2024 12:52 PM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1419-26-212-006

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:**

Peter Hunt and Leigh Anne Hunt
11800 Veterans Parkway
#1606
Reno, NV 89521

Escrow No.: ZC3221-JL

RPTT \$3,640.65

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:

P. Hunt and L. Hunt, 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

7/2/24

by

Richard Gardner

Notary Public

J. Lane

(seal)

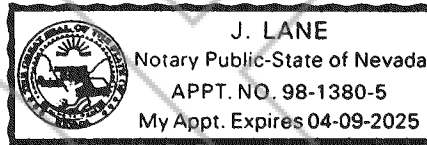


EXHIBIT A"

Parcel 1:

Lot 13 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 13, said Genoa Lakes North Subdivision Phase 2;

Thence N 74°44'03" E a distance of 19.15 feet;

Thence S 17°15'57" E along the Easterly boundary of said Genoa Lakes North Subdivision Phase 2, a distance of 48.70 feet;

Thence S 74°44'03" W a distance of 20.85 feet to the SE corner of said Lot 13;

Thence N 15°15'57" W along the Easterly line of said Lot 13 a distance of 48.67 feet to the Point of Beginning;

Basis of Bearings is the plat of Genoa Lakes North Subdivision, Phase 2

APN: 1419-26-212-006

Document No. 911459 is hereby provided pursuant to NRS 111.312

EXHIBIT 'B'
LOT 13, 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 13, said Genoa Lakes North Subdivision, Phase 2;

THENCE N 74°44'03" E a distance of 19.15 feet;

THENCE S 17°15'57" E along the Easterly boundary of said Genoa Lakes North Subdivision, Phase 2, a distance of 48.70 feet;

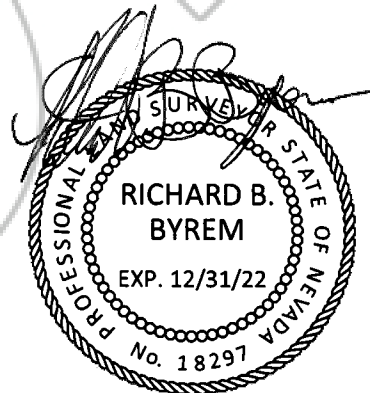
THENCE S 74°44'03" W a distance of 20.85 feet to the SE corner of said Lot 13;

THENCE N 15°15'57" W along the Easterly line of said Lot 13 a distance of 48.67 feet to the **POINT OF BEGINNING**;

Containing 973 square feet, more or less.

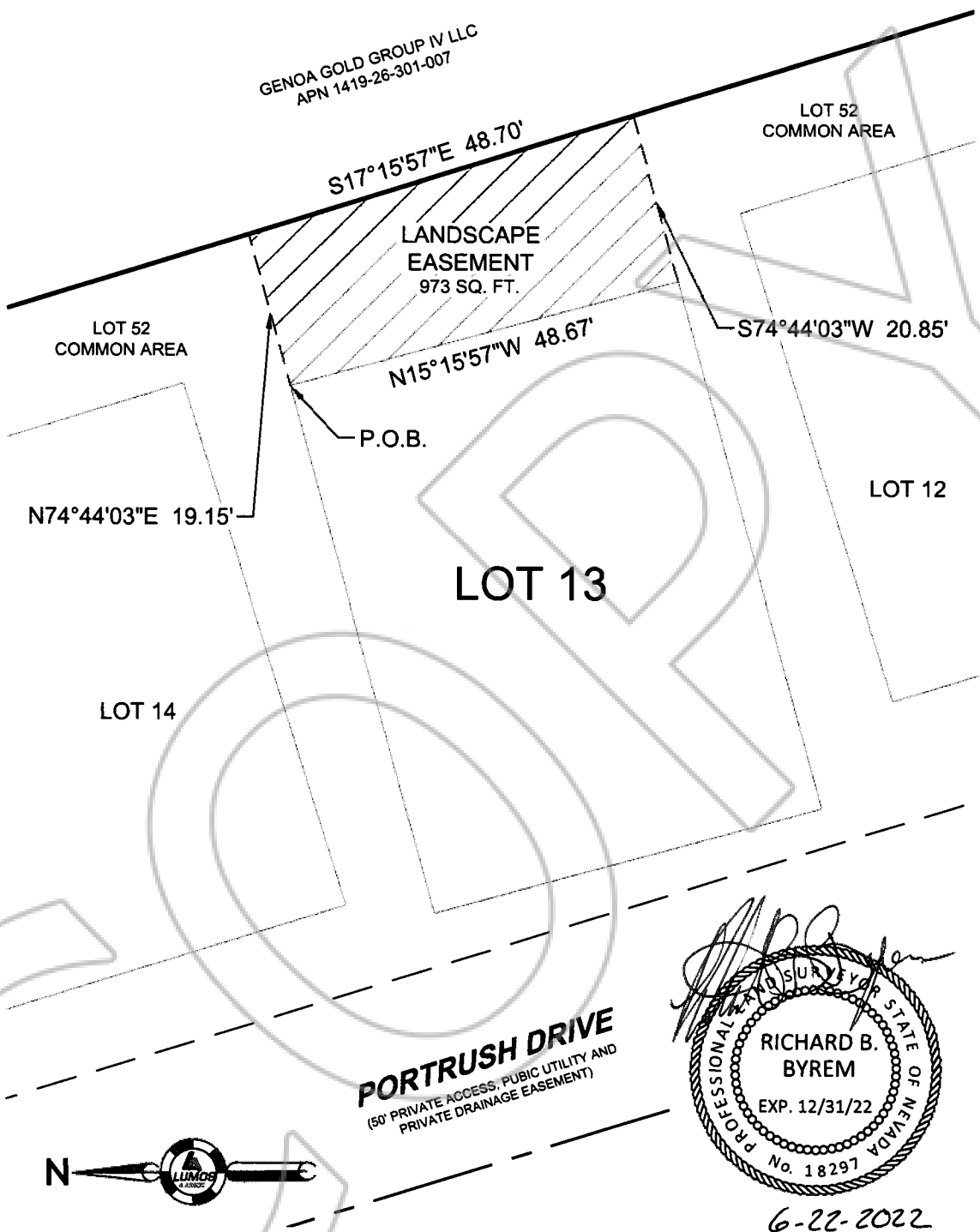
Basis of Bearings is the plat of Genoa Lakes North Subdivision, Phase 2.

Prepared by:
Lumos & Associates, Inc.
Richard B. Byrem, PLS 18297
312 Dorla Court, Suite 202
Zephyr Cove, NV 89448
(775) 588-6490

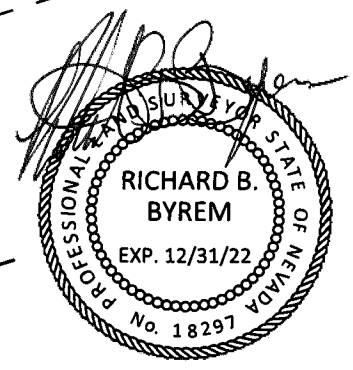


6-22-2022

GENOA GOLD GROUP IV LLC
APN 1419-26-301-007



PORTRUSH DRIVE
(50' PRIVATE ACCESS, PUBIC UTILITY AND
PRIVATE DRAINAGE EASEMENT)



LUMOS
& ASSOCIATES

312 DORLA COURT
SUITE 202
ZEPHYR COVER, NV 89448
TEL (775) 588-6490

EXHIBIT "C"
LANDSCAPE EASEMENT
LOT 13, 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) 1419-26-212-006
- 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

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$933,485.00
 Transfer Tax Value \$933,485.00
 Real Property Transfer Tax Due: \$3,640.65

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)

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

BUYER (GRANTEE) INFORMATION
(Required)

P Hunt and L Hunt
 Print Name _____
 Address: 11800 Veterans Parkway #1606
Reno NV 89521

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

Print Name: Signature Title Company LLC Escrow #: ZC3221-JL
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448