DOUGLAS COUNTY, NV Rec:\$40.00 Total:\$40.00

KATHLEEN GENOVESE

2024-1010281

07/22/2024 01:09 PM

Pqs=2

APN 1319-03-710-040

Recording requested by: Michael Sprague Kathleen Genovese PO Box 345 Genoa, NV 89411

Mail tax statements to: When recorded mail to: Michael Sprague Kathleen Genovese PO Box 345 Genoa, NV 89411



SHAWNYNE GARREN, RECORDER

DECLARATION OF HOMESTEAD

by Trustees or successors in trust under the GENOVESE SPRAGUE LIVING TRUST

MICHAEL SPRAGUE and KATHLEEN GENOVESE as Trustees, or their successors in trust, under the GENOVESE SPRAGUE LIVING TRUST, dated December 2, 2023, (as "Grantees"), and are now residing with on the land and premises located in the City of Genoa, County of Douglas, State of Nevada and more particularly described as follows:

LEGAL DESCRIPTION

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

A parcel of land located within a portion of North one-half of the Southwest one-quarter of Section 3, Township 13 North, Range 19 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the most Northerly corner of Lot 19, as shown on the Final Map for Genoa Lakes Subdivision, Phase 1, Document No. 302137, of the Douglas County Recorder's Office, which bears N.44°57'50"W., 2,502.65 feet from the North one-quarter corner of said Section 3;

thence along Westerly line of Genoa Aspen Drive, 237.32 feet along a curve to the right having a central angle of 98°31'56" and a radius of 138.00 feet, (chord bears S.10°05'42"W., 209.14 feet);

thence continuing along said Westerly line, S.59°21'40"W., 10.68 feet, thence N.46°41'40"W., 57.61 feet,

thence N.53°38'40"W., 80.32 feet,

thence N.50°49'44"E., 196.65 feet to the POINT OF BEGINNING,

Containing 20,788 square feet, more or less.

Basis of Bearing:

Centerline of Genoa Aspen Drive as shown on the Final Map Genoa Lakes Subdivision, Phase 1, Document No. 302137 of the Douglas County Recorder's Office.

APN: 1319-03-710-040

Document No. 673218 is provided pursuant to the requirements of Section 6. NRS 111.312

Commonly Known As: 2468 Genoa Aspen Drive, Genoa, Nevada 89411

We claim the land and premises hereinabove described, together with the dwelling house thereon, and its appurtenances, as a Homestead.

In witness, Whereof, We have hereunto set our hands this

MICHAEL SPRAGUE, TE

KATHLEEN GENOVESE. TE

STATE OF NEVADA

COUNTY OF DOUGLAS

On _______, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael Sprague and Kathleen Genovese known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the within Homestead, and acknowledged to me that he executed the same.

I certify under penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct.

WITNESS my hand and official seal.

sus 1

My Commission Expires:

07/07/27

Votary Public

