

A.P.N.s:

1419-26-215-005,  
1419-26-101-006,  
1419-26-111-015,  
1419-26-111-001 thru 1419-26-111-014  
1419-26-215-001  
1419-26-215-002 thru 1419-26-215-004

File No: 15836-2645577B - KN

Recording Requested by:  
First American Title Insurance Company

When Recorded Mail To:  
Genoa Lakes by Desert Wind, LP  
550 California Avenue  
Reno, NV 89509  
Attn: Victor P. Rameker

MAIL TAX STATEMENTS TO:  
Genoa Lakes by Desert Wind, LP  
550 California Avenue  
Reno, Nevada 89509  
Attn: Victor P. Rameker

***Grant, Bargain and Sale Deed***

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This page added to provide additional information required by NRS 111.312 Section 1-2

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:  
Genoa Lakes by Desert Wind, LP  
550 California Avenue  
Reno, Nevada 89509  
Attn: Victor P. Rameker

MAIL TAX STATEMENTS TO:  
Genoa Lakes by Desert Wind, LP  
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Reno, Nevada 89509  
Attn: Victor P. Rameker

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**GRANT, BARGAIN AND SALE DEED**


FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the undersigned, Genoa Ridge Investors, LLC, a Delaware limited liability company ("Grantor"), hereby grants, bargains, and sells to Genoa Lakes by Desert Wind, LP, a Nevada limited partnership ("Grantee"), that certain real property in the County of Douglas, State of Nevada, legally described in Exhibit A attached hereto and incorporated herein, together with all buildings and improvements located thereon.

SUBJECT TO: existing taxes, assessments, liens, covenants, conditions, restrictions, rights of way and easements of record. Grantor hereby covenants with Grantee that Grantor is lawfully seized in fee simple of the above granted premises and has good title and right to sell and convey the same; and that Grantor, its heirs, executors, successors and assigns, shall warrant and defend title unto Grantee, its heirs, successors and assigns against all claims whatsoever.

Dated: 9-28-24

Genoa Ridge Investors, LLC,  
a Delaware limited liability company

By: Jennings Holdings, LLC,  
a California limited liability company  
Sole Member

By:   
Elizabeth Goldman, Vice President

Address: 3947 Landmark Street  
Culver City, California 90232

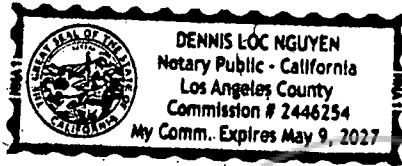
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Los Angeles } ss.

On 8-28-24, before me, Dennis Loc Nguyen, Notary Public, personally appeared Elizabeth Goldman, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]  
Signature of Notary Public

Place Notary Seal Above

Exhibit A

Legal Description

COPY

**EXHIBIT 'A'**

**PARCEL 1:**

**LOT "A" OF THE FINAL MAP A PLANNED UNIT DEVELOPMENT PD 05-001-7 AS MODIFIED UNDER DP 18-0243 & DP 21-0251 THE PRESERVE AT GENOA RANCH (FKA SUMMIT RIDGE) PHASE 3C, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA ON JANUARY 7, 2022 AS DOCUMENT NO. 2022-979566, OFFICIAL RECORDS.**

**PARCEL 2:**

**PARCELS "A" AND "B" AND LOTS 96 THROUGH 113 AND STREETS LEDGESTONE COURT AND OWL PERCH COURT OF THE FINAL MAP A PLANNED UNIT DEVELOPMENT PD 05-001-7 AS MODIFIED UNDER DP 18-0243 & 21-0251 THE PRESERVE AT GENOA RANCH (FKA SUMMIT RIDGE) PHASE 3D, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA ON JANUARY 05, 2024 AS INSTRUMENT NO. 2024-1003680, OF OFFICIAL RECORDS.**

**PARCEL 3:**

**A 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 THE 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, TOWNSHIP 14 NORTH, RANGE 19 EAST, 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.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 27, 2016 AS INSTRUMENT NO. 2016-888202 OF OFFICIAL RECORDS.

PARCEL 4:

A NON-EXCLUSIVE PRIVATE ACCESS EASEMENT AS DESCRIBED BELOW:

50' WIDE NON-EXCLUSIVE PRIVATE ACCESS EASEMENT (OVER PARCEL 16):

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 THE RECORDER, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 528042;  
THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 16, NORTH 58°31'19" 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°17'55" 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.

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 27, 2016 AS INSTRUMENT NO. 2016-888202 OF OFFICIAL RECORDS.**

**PARCEL 5:**

**A TEMPORARY, NON-EXCLUSIVE GRANT OF SLOPE EASEMENT FOR WIDENING JACKS VALLEY ROAD AND FOR ACCESS TO AND FROM THE EASEMENT AREA AS SET FORTH AND DESCRIBED IN DOCUMENT RECORDED NOVEMBER 7, 2005 IN BOOK 1105, PAGE 3092, AS DOCUMENT NO. 660088, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**PARCEL 6:**

**A TEMPORARY NON-EXCLUSIVE EASEMENT FOR PRIVATE ACCESS OVER, ACROSS AND THROUGH THE EASEMENT AREA FOR THE PURPOSE 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 506, PAGE 168, AS INSTRUMENT NO. 673811, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**PARCEL 7:**

**A 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 EASEMENT", EXECUTED BY MDA ENTERPRISES, INC., RECORDED MAY 1, 2006 IN BOOK 506, PAGE 347, AS INSTRUMENT NO. 673835, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**PARCEL 8:**

**AN 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 EASEMENT", RECORDED MAY 1, 2006 IN BOOK 506, PAGE 377, AS INSTRUMENT NO. 673836, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**PARCEL 9:**

**AN 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 INSTRUMENT NO. 704686, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
a) 1419-26-101-006, 1419-26-215-005  
b) 1419-26-111-001 thru 1419-26-111-014  
c) 1419-26-215-001, 1419-26-111-015  
d) 1419-26-215-002 thru 1419-26-215-004

2. Type of Property  
a)  Vacant Land      b)  Single Fam. Res.  
c)  Condo/Twnhse      d)  2-4 Plex  
e)  Apt. Bldg.      f)  Comm1/Ind'l  
g)  Agricultural      h)  Mobile Home  
i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$3,825,000.00  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$3,825,000.00  
d) Real Property Transfer Tax Due \$14,917.50

4. **If Exemption Claimed:**  
a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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: \_\_\_\_\_  
Signature: \_\_\_\_\_

Capacity: Grantor  
Capacity: Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Genoa Ridge Investors, LLC  
Address: 3947 Landmark Street  
City: Culver City  
State: CA      Zip: 90232

Print Name: Genoa Lakes by Desert  
Wind, LP  
Address: 550 California Avenue  
City: Reno  
State: NV      Zip: 89509

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

First American Title Insurance  
Print Name: Company      File Number: 15836-2645577B KN/ KO  
Address 5470 Kietzke Lane, Ste 230  
City: Reno      State: NV      Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)