

DOUGLAS COUNTY, NV

2024-1011897

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

09/06/2024 12:39 PM

FIRST AMERICAN TITLE RENO

SHAWNYNE GARREN, RECORDER

E03

A.P.N.s:
NONE

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

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

No APNs Assigned

**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
550 California Avenue
Reno, Nevada 89509
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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: 9-5, 2024

Genoa Ridge Investors, LLC,
a Delaware limited liability company

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

By: 
Elizabeth Gorman
Its: Vice President

Address: 3947 Landmark Street
Culver City, California 90232

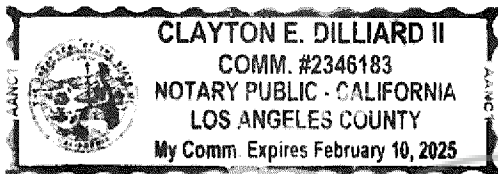
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

SS.

County of LOS ANGELES

On 9/05/2024, before me Clayton E. DILLIARD II, 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.

Clayton E. Dilliard II
Signature of Notary Public

Place Notary Seal Above




EXHIBIT 'A'

PARCEL 1:

STREETS SUNLIT LOOP, COTTONTAIL COURT AND CLOUDBURST CANYON DRIVE 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:

STREETS CLOUDBURST CANYON DRIVE, SUNLIT LOOP AND FIELDSTONE COURT (IDENTIFIED AS LOT "C") 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.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) NO APNS
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$0.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c) Transfer Tax Value: \$0.00
 d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 3
 b. Explain reason for exemption: Transfer of the streets in phase 1 that were missed in the sale transaction. Ref Doc #2022-983858

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]
 Signature: _____

Capacity: E.O.
 Capacity: _____

**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
 Address 5470 Kietzke Lane, Ste 230
 City: Reno

File Number: 15836-2645577B KN/ KO
 State: NV Zip: 89511

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