

DOUGLAS COUNTY, NV      **2024-1012430**  
RPTT:\$6438.90 Rec:\$40.00  
\$6,478.90 Pgs=6      **09/19/2024 09:36 AM**  
CORE TITLE GROUP, LLC (N. NV)  
SHAWNYNE GARREN, RECORDER

APN# : 1419-26-211-004

RPTT: \$6,438.90

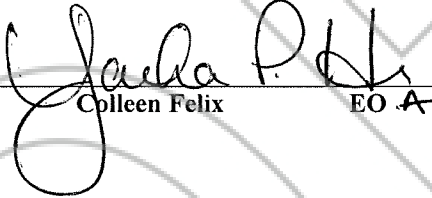
Recording Requested By:  
Core Title Group LLC  
Escrow No.: 1023CNV-CC

When Recorded Mail To:  
Stephen Oswin Trackman  
PO Box 527  
Zephyr Cove, NV 89448

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature \_\_\_\_\_

  
Colleen Felix      EO A

\_\_\_\_\_  
**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

# GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Genoa Lakes by Desert Wind, LP, a Nevada limited partnership**

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Stephen Oswin Trackman, an unmarried man

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Genoa, County of Douglas State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: September 17, 2024

Grant, Bargain and Sale Deed –

Genoa Lakes by Desert Wind, LP, a Nevada limited partnership

By: Lion City Holdings II, LLC, a Nevada limited liability company  
Its: General Partner

By: Lion City Holdings, LLC, a Nevada limited liability company  
Its: Manager

By: Merlion Development Group, a Nevada limited liability company  
Its: Manager



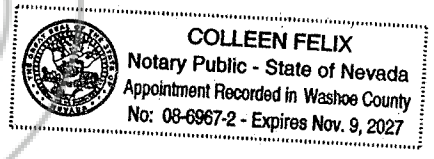
\_\_\_\_\_  
Allyson Rameker, Managing Member

\_\_\_\_\_  
State of Nevada )  
County of Washoe ) ss

This instrument was acknowledged before me on the 17 day of September, 2024  
By: Allyson Rameker, as Managing Member of Genoa Lakes by Desert Wind, LP, a Nevada limited partnership

Signature:   
\_\_\_\_\_  
Notary Public

My Commission Expires: 11-9-27



## EXHIBIT "A"

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

### PARCEL 1:

Lot 82 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:

Together with that certain 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 Northwestern 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 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, T.14N., R.19E., 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.

AND TOGETHER WITH that certain non-exclusive private access easement as described below:

#### DESCRIPTION EASEMENT #0S7

50' WIDE NON-EXCLUSIVE PRIVATE ACCESS EASEMENT (OVER PARCEL 16, A.P.N. 1419-26-001-014)

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 Recorder, Douglas County, Nevada as Document No. 528042; thence along the northeasterly line of said Parcel 16, North 58°31'29" 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°17'56" 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.

TOGETHER WITH a Grant of Slope Easement as set forth and described in document recorded November 7, 2005 in Book 1105, Page 3092, as Document No. 0660088, Official Records Douglas County, Nevada, for the benefit of Legal Descriptions 1, 2 and 3.

ALSO TOGETHER WITH a temporary non-exclusive easement for private access over, across and through the Easement Area for the purposes 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 0506, Page 168, as Document No. 0673811, Official Records of Douglas County, Nevada, for the benefit of Canyon Creek Meadows, Phase 1, Adjusted Remainder Parcels 1 and 2, and Adjusted Parcels 16, 17 and 19.

ALSO TOGETHER WITH 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 Easements", executed by MDA Enterprises, Inc., recorded May 1, 2006 in Book 0506, Page 347, as Document No. 0673835, Official Records of Douglas County, Nevada, for the benefit of Canyon Creeks Meadows, Phase 1, Adjusted Remainder Parcels 1 and 2, and Adjusted Parcels 14, 16, 17 and 19.

ALSO TOGETHER WITH 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 Easements" recorded May 1, 2006 in Book 0506, Page 377, as Document No. 0673836, Official Records of Douglas County, Nevada, for the benefit of Adjusted Parcels 13, 16, 17 and 19.

ALSO TOGETHER WITH 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 Document No. 704686, Official Records of Douglas County, Nevada for the benefit of Adjusted Parcels 13, 16 & 17.

ALSO TOGETHER WITH easements granted for the rights of maintenance, repair and replacement of storm drainage improvements within the Easement Area as set forth in document entitled "Grant of Storm Drainage Easements and Temporary License" recorded July 9, 2007 as Document No. 704705, Official Records of Douglas County, Nevada for the benefit of Adjusted Parcels 1 and 13.

ALSO TOGETHER WITH easements granted for the limited purpose of maintaining, repairing or replacing any slopes located on the Easement Area as set forth in document entitled "Grant of Slope Easement and Temporary License" recorded July 9, 2007 as Document No. 704706, Official Records of Douglas County, Nevada for the benefit of Adjusted Parcel 1.

Assessor's Parcel Number(s):  
1419-26-211-004

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE**

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

a) 1419-26-211-004

**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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
NOTES: _____
_____

**3. Total Value/Sales Price of Property:**

Total Value/Sales Price of Property:	\$1,650,990.00
Deed in Lieu of Foreclosure Only (value of property)	(
Transfer Tax Value:	\$1,650,990.00
Real Property Transfer Tax Due:	\$6,438.90

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 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 _____	Capacity <u>EMA</u>
Signature _____	Capacity _____

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

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

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

**Print Name:** Stephen Oswin Trackman  
**Address:** PO Box 527  
**City:** Zephyr Cove  
**State:** NV **Zip:** 89448

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

**Print Name:** Core Title Group LLC **Esc. #:** 1023CNV-CC  
**Address:** 5310 Kietzke Lane, Ste 100  
**City/State/Zip:** Reno, NV 89511

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