

DOC # 0128866

05/03/2007

04:37 PM

Official Record

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$154.05

Recorded By: AE

Book- 231 Page- 0165

A.P.N.: 008-031-27

File No: 152-2273538 (MJ)

R.P.T.T.: ~~\$156.00~~ 154.05



When Recorded Mail To: Mail Tax Statements To:
Francis Zanoth and Nicole Zanoth
Post Office Box 492
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Louise M. Gaball, an unmarried woman

do(es) hereby *GRANT, BARGAIN and SELL* to

Francis Zanoth and Nicole Zanoth, husband and wife as joint tenants with right of survivorship

the real property situate in the County of Lincoln, State of Nevada, described as follows:

A PARCEL OF LAND SITUATED WITHIN SECTION 8, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B. &M., LINCOLN COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S1/4 CORNER OF SAID SECTION 8;

THENCE NORTH 00°30'03" WEST, A DISTANCE OF 1315.65 FEET TO THE SE CORNER OF SAID PARCEL OF LAND, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°56'40" WEST, A DISTANCE OF 72.75 FEET;

THENCE NORTH 87°58'44" WEST, A DISTANCE OF 203.09 FEET;

THENCE NORTH 01°20'29" WEST, A DISTANCE OF 200.00 FEET;

THENCE NORTH 87°58'44" WEST, A DISTANCE OF 220.01 FEET;

THENCE SOUTH 01°20'29" EAST, A DISTANCE OF 294.11 FEET TO THE SW CORNER OF SAID PARCEL OF LAND;

THENCE NORTH 89°07'38" EAST, A DISTANCE OF 421.88 FEET TO THE TRUE POINT OF BEGINNING.



**REFERENCE BEING MADE TO RECORD OF SURVEY-BOUNDARY LINE ADJUSTMENT,
FOR EDWARD SURAK AND GLORIA DAWN SURAK, RECORDED APRIL 3, 1998, IN
BOOK B OF PLATS PAGE 104, AS FILE NO. 110785, LINCOLN COUNTY, NEVADA.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

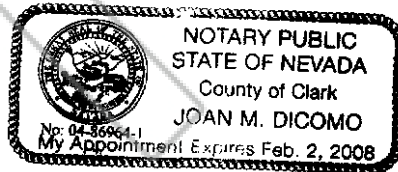
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 03/22/2007

Louise M. Gaball

 Louise M. Gaball

STATE OF **NEVADA**)
) : ss.
 COUNTY OF **CLARK**)



This instrument was acknowledged before me on April 6, 2007 by **Louise M. Gaball**.

Joan M. Dicomio

 Notary Public
 (My commission expires: 2/2/08)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 22, 2007** under Escrow No. **152-2273538**.

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$15.00
Recorded By: AE RPTT: \$154.05
Book- 231 Page- 0165

1. Assessor Parcel Number(s)
a) 008-031-27
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. Total Value/Sales Price of Property: \$39,470.00
Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
Transfer Tax Value: \$39,470.00
Real Property Transfer Tax Due ~~\$156.00~~ 154.05

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Francis Zanoth Capacity: Buyer
Signature: Nicole M Zanoth Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Louise M. Gaball
Address: 4321 Rimcrest Road
City: Las Vegas
State: NV Zip: 89121

Print Name: Francis Zanoth and Nicole Zanoth
Address: Post Office Box 492
City: Alamo
State: NV Zip: 89001

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

First American Title Insurance
Print Name: Company File Number: 152-2273538 MJ/LK
Address: 768 Aultman Street
City: Ely State: NV Zip: 89301

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



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 008-031-27
- 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. Total Value/Sales Price of Property:

\$39,470.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$39,470.00

Real Property Transfer Tax Due

\$156.00 154.05

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: seller

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Louise M. Gaball

Print Name: Francis Zanoth and Nicole Zanoth

Address: 4321 Rimcrest Road

Address: Post Office Box 492

City: Las Vegas

City: Alamo

State: NV Zip: 89121

State: NV Zip: 89001

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

First American Title Insurance

Print Name: Company

File Number: 152-2273538 MJ/LK

Address: 768 Aultman Street

City: Ely

State: NV Zip: 89301

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