

LINCOLN COUNTY, NV

2020-158744

\$204.70

RPTT:\$167.70 Rec:\$37.00

07/14/2020 03:57 PM

FA NV DIRECT TITLE

Pgs=3 KE

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P. No. 011-200-11
Escrow No. 107-2595078-BNW/CJ
R.P.T.T. \$167.70

WHEN RECORDED RETURN TO:

Arnold Zermeno, Jr
1513 Callahan Avenue
Henderson, NV 89014

MAIL TAX STATEMENTS TO:

Arnold Zermeno, Jr
1513 Callahan Avenue
Henderson, NV 89014

GRANT, BARGAIN and SALE DEED

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

Dennis Perkins and Geri Perkins, husband and wife as joint tenants with right of survivorship

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

Arnold Zermeno, Jr, a married man

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

THAT PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 32; THENCE SOUTH 1° 30' 13" EAST, A DISTANCE OF 1065.28 FEET TO A POINT BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF THE FRONTAGE ROAD (FORMERLY HIGHWAY 93 BEFORE REALIGNMENT);

THENCE NORTH 50° 41' 00" WEST, A DISTANCE OF 616.01 FEET ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED FRONTAGE ROAD TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 39° 19' 00" EAST, A DISTANCE OF 175 FEET TO A POINT;

THENCE SOUTH 50° 41' 00" EAST, A DISTANCE OF 125.01 FEET TO A POINT;

THENCE SOUTH 39° 19' 00" WEST, A DISTANCE OF 175 FEET TO A POINT;

THENCE 50° 41' 00" WEST A DISTANCE OF 125.01 FEET TO THE TRUE POINT OF BEGINNING.


NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION (PARCEL I) APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 29, 1988 IN BOOK 134, PAGE 571, AS FILE 111030.

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.

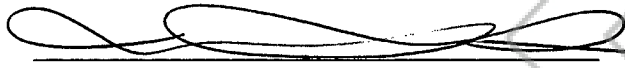
COOPY


Dennis Perkins

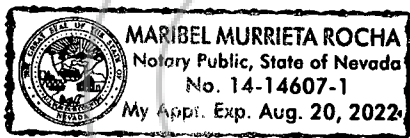

Geri Perkins

STATE OF NEVADA)
 : ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on
7-13-2020 by
Dennis Perkins and Geri Perkins.


Notary Public
(My commission expires: 8/20/22)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed
under Escrow No. 107-2595078



Maribel Murrieta Rocha
exp 8/20/22
#14-14607-1

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 011-200-11
 b) _____
 c) _____
 d) _____

2. Type of Property
- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input checked="" type="checkbox"/> Other <u>Manufactured Home Converted to</u> | |

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

3. a) Total Value/Sales Price of Property: \$43,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$43,000.00
 d) Real Property Transfer Tax Due \$167.70

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: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Dennis Perkins and Geri Perkins
 Address: 4239 Valley Pine Court
 City: North Las Vegas
 State: NV Zip: 89032

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Arnold Zermeno, Jr
 Address: 1730 South Richardville Road
 City: Hiko
 State: NV Zip: 89017

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

Print Name: First American Title Insurance Company File Number: 107-2595078 BNW/BNW
 Address: 9139 Russell Road, Ste 100
 City: Las Vegas State: NV Zip: 89148

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