

LINCOLN COUNTY, NV

2020-159008

\$622.00

RPTT:\$585.00 Rec:\$37.00

09/28/2020 03:33 PM

FA NV DIRECT TITLE

Pgs=3 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 004-141-14  
File No: 107-2602131 (TB)  
R.P.T.T.: \$585.00

When Recorded Mail To: Mail Tax Statements To:  
Arnaldo Zermeno, Jr.  
1513 Callahan Ave  
Henderson, NV 89014

### ***GRANT, BARGAIN and SALE DEED***

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

Lincoln Air Inc, a Nevada corporation

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

Arnaldo Zermeno, Jr., a married man

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

**BEING SITUATED IN THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 5, TOWNSHIP 7, SOUTH RANGE 61 EAST, M.D.B.& M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT A POINT 50 FEET WEST OF AND 264 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 5, TOWNSHIP 7, SOUTH RANGE 61 EAST, M.D.B.&M., AND RUNNING THENCE NORTH 143 FEET; THENCE WEST 400 FEET; THENCE SOUTH 143 FEET; AND THENCE EAST 400 FEET TO THE PLACE OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 16, 1998 IN BOOK 133, PAGE 277 AS INSTRUMENT NO. 110683.**

*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.

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.

COPY



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 004-141-14  
 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: \$150,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$150,000.00  
 d) Real Property Transfer Tax Due \$585.00
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: Agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: Lincoln Air Inc  
 Address: P.O. Box 509  
 City: Alamo  
 State: NV Zip: 89001

Print Name: Arnaldo Zermeno, Jr.  
 Address: 1513 Callahan Ave  
 City: Henderson  
 State: NV Zip: 89014

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

Print Name: FANV-Direct Title / First American Title File Number: 107-2602131 TB/ TB  
 Address: 9139 Russell Road, Ste 100  
 City: Las Vegas State: NV Zip: 89148

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