

LINCOLN COUNTY, NV

2021-160816

\$302.20

RPTT:\$265.20 Rec:\$37.00

07/12/2021 04:23 PM

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OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 004-041-15

File No: NNV-1349703

RPTT: \$265.20

When Recorded Mail To: Mail Tax Statements To:

Arnaldo Zermeno Jr.
1518 Callahan Ave.
Henderson, NV 89014

Grant Bargain Sale Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
All Star Investments LLC

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:

See Attached Exhibit A attached to and made a part of

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.

RP

Ryan Pineda, Authorized Signer for All Star Investments LLC

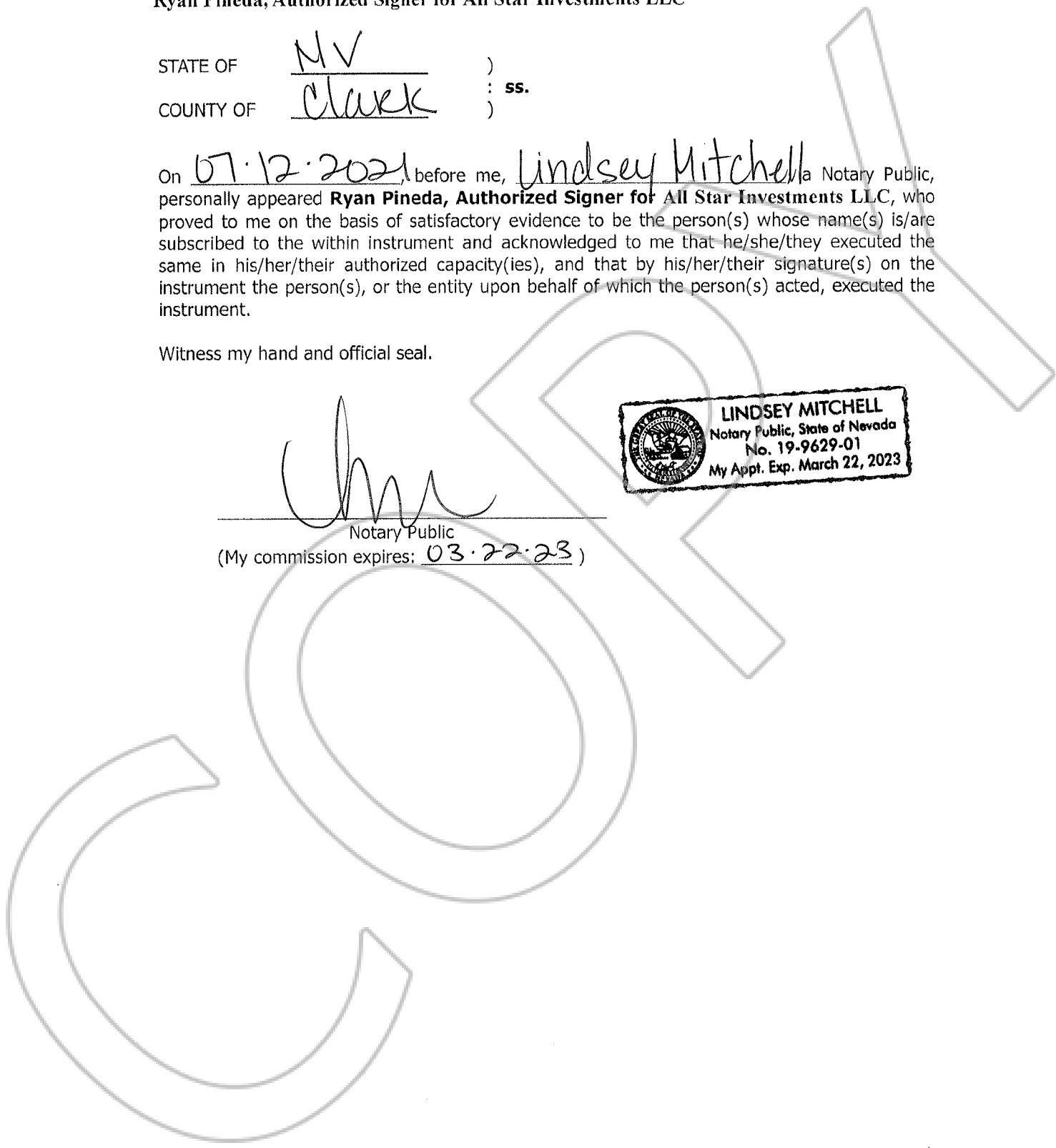
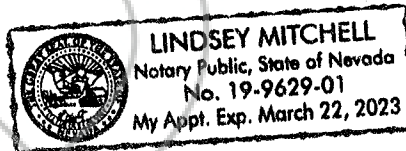
STATE OF NV)
COUNTY OF Clark) : ss.

On 07.12.2021, before me, Lindsey Mitchell a Notary Public, personally appeared **Ryan Pineda, Authorized Signer for All Star Investments LLC**, 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.

Witness my hand and official seal.

[Signature]

Notary Public
(My commission expires: 03.22.23)



File Number: NNV-1349703

Borrower Last Name: Zermeno

**Exhibit A
Legal Description**

Commencing at the Southwest corner of the Northeast Quarter (NE 1/4) of Section 5, Township 7 South, Range 61 East, M.D.B. & M.; thence running due East along the South line of said Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) a distance of 910 feet, more or less, to the West line of Main Street at the Northeast corner of Lot 1, Block 46, Alamo Townsite; running thence North 1°23' West along the West side of Main Street and the projection thereof a distance of 440 feet; thence South 08°37' West, a distance of 125 feet to the True Point of Beginning; thence North 1°23' West 100 feet; thence South 88°37' West, 129 feet; thence South 1°23' East 100 feet; thence North 88°37' East 125 feet to the Point of Beginning.

All being in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 5, Township 7 South, Range 61 East, M.D.B. & M.

This legal description does not include any mobile home, manufactured home, trailer or vehicle intended for habitation.

Commonly known as: 182 Skyelane Drive, Alamo, NV 89001 in the County of Lincoln

Parcel Number: 004-041-15

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 004-041-15
 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 ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a) Total Value/Sales Price of Property: \$ 68,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$ 68,000.00
 d) Real Property Transfer Tax Due \$ 265.20

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 *Agent*
 Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: All Star Investments LLC
 Address: 375 E Warm Springs #204
 City: Las Vegas
 State: Nevada Zip: 89119

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Arnaldo Zermeño Jr.
 Address: 1518 Callahan Ave.
 City: Henderson
 State: NV Zip: 89014

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

Print Name: Netco Title
 Address: 6292 Spring Mountain Rd Ste 100
 City: Las Vegas

File Number: NNV-1349703
 State: NV Zip: 89146

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