

LINCOLN COUNTY, NV

2022-161846

\$427.00

RPTT:\$390.00 Rec:\$37.00 **01/07/2022 03:05 PM**

TICOR TITLE LAS VEGAS - 8290 W SAHARA AVE-4 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

APN/Parcel ID(s): 004-162-08

Order No.: 210130413

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Andrew John Ferrari and Amanda Joy
Ferrari
208 Wilson Way
Alamo, NV 89001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

R.P.T.T \$390.00

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

**Hassan Zarififar and Maryam Zarififar (Zamanzadeh), husband and wife as joint
tenants, who acquired title as Hassan Zarififar and Maryam Zarififar, husband and
wife as joint tenants**

do(es) hereby GRANT, BARGAIN AND SELL to

Andrew John Ferrari and Amanda Joy Ferrari, Husband and Wife as Joint Tenants

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

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 revisions, remainders, rents, issues or profits thereof.

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED

Dated: 01/05/2022

Hassan Zarififar

Hassan Zarififar

Maryam Zamanzadeh

Maryam Zarififar (Zamanzadeh) Maryam Zarififar Zamanzadeh
MZ

State of NEVADA

County of LINCOLN

This instrument was acknowledged before me on this _____ day of _____,
_____ by

_____.

Notary Public

[SEAL]

Please see attached for
CA Civil Code Section 1189
compliant acknowledgment

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Bernardino }

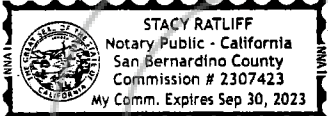
On January 5, 2022 before me, Stacy Ratliff Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Hassan Zarififar Maryam Zamanzadeh
Name(s) of Signer(s)

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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Bargain And Sale Deed

Document Date: NO DATE Number of Pages: THREE

Signer(s) Other Than Named Above: SAME

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 004-162-08

THAT PORTION OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 8 OF THE ALAMO WEST SUBDIVISION PHASE I AS SHOWN ON THE MAP THEREOF RECORDED MARCH 9, 1987 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS, PAGE 270 AS FILE NO. 86358, LINCOLN COUNTY, NEVADA RECORDS.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 004-162-08
 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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 100,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 100,000.00
 d. Real Property Transfer Tax Due \$ 390.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section NONE
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00%
 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 *Mehsa Akbar* Capacity: Agent
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Hassan Zarififar and Maryam Zarififar
(Zamanzadeh)
 Address: P.O. Box 3163
 City: Landers
 State: CA Zip: 92285

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Andrew John Ferrari and Amanda
Joy Ferrari
 Address: 208 Wilson Way
 City: Alamo
 State: NV Zip: 89001

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow # 210130413
 Address: 8290 W Sahara Ave, Suite 275
 City: Las Vegas State: NV Zip: 89117