

LINCOLN COUNTY, NV **2022-162030**  
\$161.80  
RPTT:\$124.80 Rec:\$37.00 **03/10/2022 08:27 AM**  
TITLE DEEDS & NEEDS, LLC Pgs=3 KC  
**OFFICIAL RECORD**  
**AMY ELMER, RECORDER**

**APN NO: 012-230-32**

**RECORDING REQUESTED BY:  
Title Deeds & Needs, LLC**

**WHEN RECORDED MAIL TO AND  
MAIL TAX STATEMENTS TO:  
CHANILLE CHOUQUER AND  
JOSEPH ZAHORIK  
P.O. BOX 501  
CALIENTE, NV 89008**

**Affix RPTT: \$124.80  
File No. 22-204**

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**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH THAT: Chanille Chouquer, an unmarried woman and Steve J. Chouquer, an unmarried man, as joint tenants**

For valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey to  
**Chanille Chouquer, an unmarried woman and Joseph Zahorik, an unmarried man, as joint tenants**

all that real property situated in the County of LINCOLN, State of Nevada, described as follows:

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

**Commonly known as: 4445 Pinto Way, Caliente, Nevada.**

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements, and reservations of record.
3. Deed(s) of Trust of Record, if any.

**GRANTOR'S SIGNATURE AND NOTARY ACKNOWLEDGEMENT ATTACHED AS  
PAGE 2 HEREOF.**

WITNESSED this 9<sup>th</sup> day of MARCH 2022.

*Chanille Chouquer*  
CHANILLE CHOUQUER

*Steve Chouquer*  
STEVE J. CHOUQUER

CHANILLE CHOUQUER

**NOTARY ACKNOWLEDGMENT**

ATTACHED TO:  
Grant, Bargain, Sale Deed

STATE OF NEVADA )SS

COUNTY OF LINCOLN )

On March 9, 2022, before me, ASHLEY REMINGTON, a Notary Public in and for said State, personally appeared:

CHANILLE CHOUQUER AND STEVE J. CHOUQUER

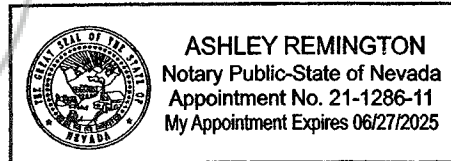
Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature: \_\_\_\_\_

Signature of Officer

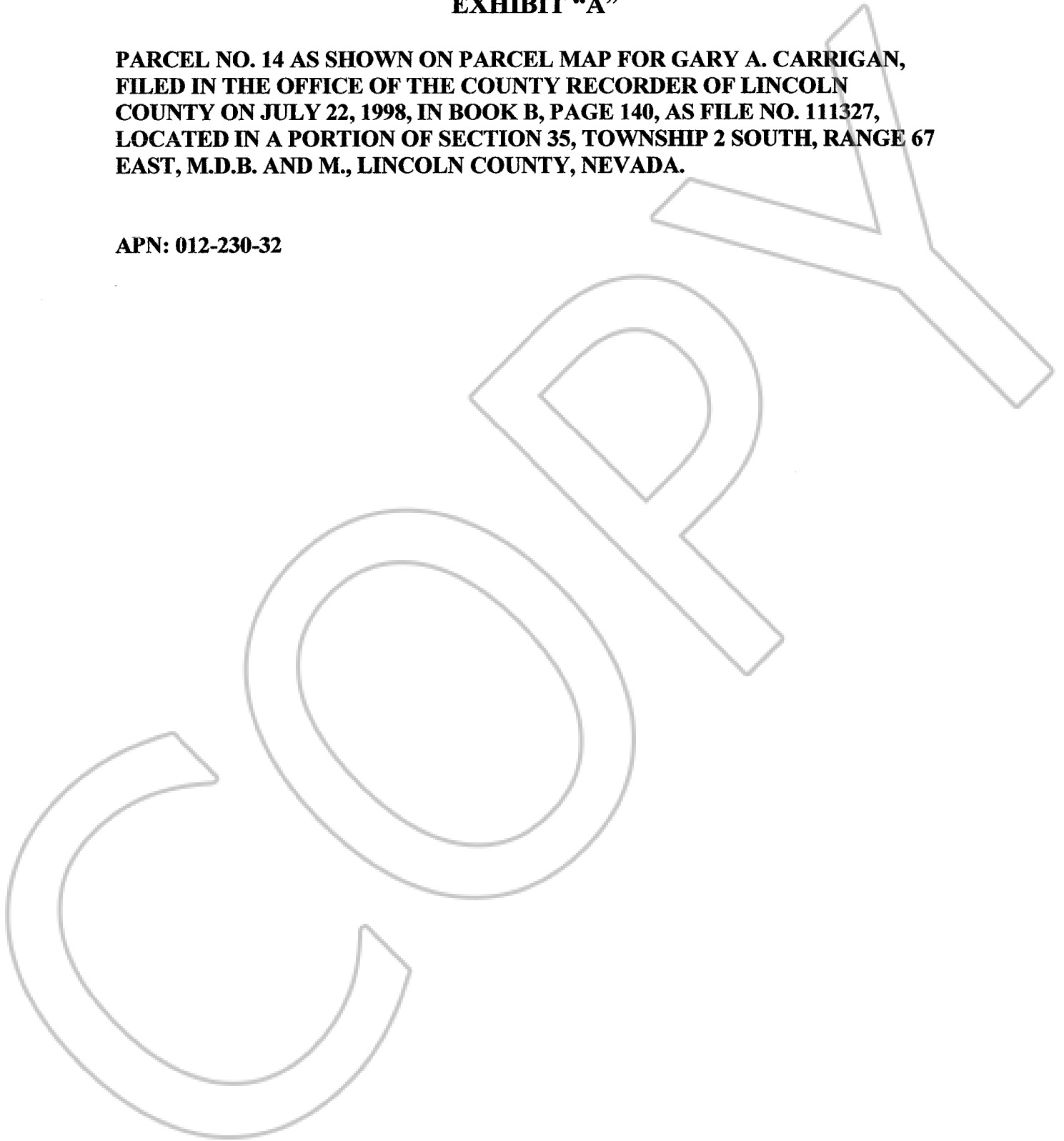


(NOTARY SEAL)

**EXHIBIT "A"**

**PARCEL NO. 14 AS SHOWN ON PARCEL MAP FOR GARY A. CARRIGAN,  
FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN  
COUNTY ON JULY 22, 1998, IN BOOK B, PAGE 140, AS FILE NO. 111327,  
LOCATED IN A PORTION OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 67  
EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA.**

**APN: 012-230-32**



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 012-230-32
- 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 RECORDER'S OPTIONAL USE ONLY**

- 3. a) Total Value/Sales Price of Property \$ 32,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- c) Transfer Tax Value: \$ 32,000.00
- d) Real Property Transfer Tax Due \$ 124.80

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_
- c. \_\_\_\_\_

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: Steve Chouquer Capacity: GRANTOR

Signature: [Signature] Capacity: Grantee

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

Print Name: Chanille Chouquer & Steve J Chouquer  
Address: PO Box 501  
City: Caliente  
State: NV Zip: 89008

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

Print Name: Chanille Chouquer & Joseph Zahorik  
Address: PO Box 501  
City: Caliente  
State: NV Zip: 89008

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

Print Name: Title Deeds & Needs, LLC  
Address: PO Box 180  
City, State & Zip: Pioche, NV 89043

File No. 22-204