

A.P.N.: 003-131-06  
File No: 13896-2651518 (TV)  
R.P.T.T.: \$741.00

LINCOLN COUNTY, NV  
\$778.00  
RPTT:\$741.00 Rec:\$37.00  
FIRST AMERICAN TITLE INSURANCE COMPANY  
OFFICIAL RECORD  
AMY ELMER, RECORDER

**2022-162265**

**04/28/2022 02:19 PM**

Page 2 KC

When Recorded Mail To: Mail Tax Statements To:  
MaryAnn T. Zoota  
944 Holt Avenue  
Caliente, NV 89008

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

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

David J. Mesnard and Lori Ann Mesnard husband and wife, as to a life estate, and Erin Michelle Larsen and Samuel N. Larsen, husband and wife, as to the remainder

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

MaryAnn T. Zoota, a widow

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

**LOT 16 IN BLOCK A OF THE JAMES H. GOTTFREDSON ADDITION TO THE CITY OF CALIENTE, AS SHOWN UPON MAP THEREOF, RECORDED AUGUST 9, 1963 IN THE RECORDER'S OFFICE, AS FILE 40599, LINCOLN COUNTY, NEVADA.**

*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.

[Signature]  
Samuel N. Larsen

[Signature]  
Erin Michelle Larsen

[Signature]  
David J. Mesnard

David J. Mesnard

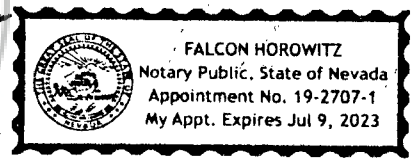
[Signature]  
Lori Ann Mesnard

Lori Ann Mesnard

STATE OF Nevada )  
COUNTY OF Clark ) **ss.**

This instrument was acknowledged before me on 04.25.2022 by **David J. and Lori Ann Mesnard and Erin Larsen and Samuel N. Larsen.**

[Signature]  
Notary Public  
(My commission expires: 7.9.2023 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2651518.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-131-06
- 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: \$190,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$190,000.00
- d) Real Property Transfer Tax Due \$741.00

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: \_\_\_\_\_

Capacity: GRANTOR/SELLER

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

Capacity: \_\_\_\_\_

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

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

Samuel N. Larsen and Erin  
Michelle Larsen and David J

Print Name: Mesnard and Lori Ann Mesnard  
Address: 316 Shimmering Moon Street  
City: Henderson  
State: NV Zip: 89015

Print Name: MaryAnn T. Zoota  
Address: 944 Holt Avenue  
City: Caliente  
State: NV Zip: 89008

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

FANV DIRECT TITLE/First American  
Print Name: Title Insurance Company  
Address: 10000 W Charleston Blvd, Suite 180  
City: Las Vegas

File Number: 13896-2651518 TV/ TV  
State: NV Zip: 89135

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