

APN: 004-132-04

RECORDING REQUESTED BY and WHEN RECORDED MAIL TO:  
Milestone Settlement, LLC

ORDER NUMBER: 1789973-NV-D

MAIL TAX STATEMENTS TO:  
Richard G. Zacarias Jr.  
Shannon K. Zacarias  
332 Danielle Lane  
Alamo, NV 89001

RPTT: \$ 702.00 , Ex: \_\_\_\_\_

[Space Above This Line for Recorder's Use]

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **RYDAN BANIS** and **JENNIFER AIELLO**, husband and wife as joint tenants with right of survivorship, Grantors,

For a VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

**RICHARD G. ZACARIAS JR.** and **SHANNON K. ZACARIAS**, husband and wife, as joint tenants with right of survivorship, Grantees, whose address is 332 Danielle Lane, Alamo, Nevada 89001

All that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

LOT 15 OF ALAMO SOUTH SUBDIVISION TRACT NO. 1, UNIT NO. 1, AS SHOWN ON THAT CERTAIN FINAL PLAT MAP FILED FOR RECORD IN THE OFFICE OF THE LINCOLN COUNTY RECORDER ON THE 13TH DAY OF JANUARY, 1977, IN BOOK A-1 OF PLATS, PAGE 124, ASSIGNED NO. 59020.

APN: 004-132-04

Commonly known as: 332 Danielle Lane, Alamo, Nevada 89001

Being the same property conveyed to **RYDAN BANIS** and **JENNIFER AIELLO**, husband and wife as joint tenants with right of survivorship, by Grant Bargain and Sale Deed from **PAHRANAGAT VALLEY FEDERAL CREDIT UNION** dated February 23, 2016, and recorded February 26, 2016, as Document No. 0148914 in the Office of the County Recorder, County of Lincoln State of 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. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, reservations, rights, rights of way, and easements now of record, if any.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the Grantors, this 18 day of August, 20 22, sets Grantors' hand.

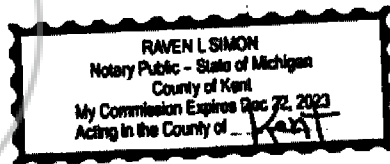
[Signature]  
RYDAN BANIS

[Signature]  
JENNIFER AIELLO

STATE OF Michigan )  
COUNTY/CITY OF Kent ) ss

On the 18 day of August, 20 22, personally appeared before me, a Notary Public, RYDAN BANIS and JENNIFER AIELLO, known or proven to me to be the persons whose names are subscribed to the above instrument and who acknowledged that they executed the above instrument.

[Signature]  
Notary Public  
My Commission Expires: 12/22/2023



AFFIRMATION STATEMENT

(Check One)

I, the undersigned, hereby affirm that this document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS §239B.030)

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of any person or persons as required by law: \_\_\_\_\_

\_\_\_\_\_  
(State Specific Law)

*Karlee McNeill*

Signature

Karlee McNeill

Printed Name

Escrow Officer

Title/Relationship to Transaction

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 004-132-04  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land  | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex                    |
| e. <input type="checkbox"/> Apt. Bldg    | f. <input type="checkbox"/> Comm'l/Ind'l                |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home                 |
| i. <input type="checkbox"/> Other        |   |

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

- 3.a. Total Value/Sales Price of Property \$ 180,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
 c. Transfer Tax Value: \$ 180,000.00  
 d. Real Property Transfer Tax Due \$ 702.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 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 376.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: \_\_\_\_\_ Capacity: SELLER  
 Signature: \_\_\_\_\_ Capacity: SELLER

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: RYDAN BANIS AND JENNIFER AIELLO  
 Address: 332 DANIELLE LANE  
 City: ALAMO  
 State: NV Zip: 89001

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: RICHARD G ZACARIAS JR SHANNON K. ZACARIAS  
 Address: 332 DANIELLE LANE  
 City: ALAMO  
 State: NV Zip: 89001

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: MILESTONE TITLE & ESCROW Escrow # 1789973-NV  
 Address: 9555 S. EASTERN AVE STE 280  
 City: LAS VEGAS State: NV Zip: 89123

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED