



00010218202201633890040042

OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N. No.:	001-035-02
R.P.T.T.	\$643.50
Escrow No.:	85917
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
LOUIS J. CASEROTTI III	
900 Mckay Ct	
Fallon, NV 89406	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **ROBERT G. GUINN JR, a married man as his sole and separate property and BRENDA LEE GUINN, a single woman** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **LOUIS J. CASEROTTI III, an unmarried man**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

That portion of Section 22, Township 1 North, Range 67 East, M.D.B. & M., more particularly described as follows:

All of lot numbered Fifteen (15) and the adjoining Four (4) feet of lot numbered Fourteen (14) in Block numbered Thirty-nine (39) in the TOWN OF PIOCHE, as shown on the Official Plat of said Town of Pioche, recorded January 5, 1874 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, pages 37, 38 and 39; and further delineated by the Survey Maps compiled August 28, 1947 and filed in Book A of Plats, pages 55, 56 and 57, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 001-035-02

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. A new Deed of Trust to record concurrent

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: September 27, 2022

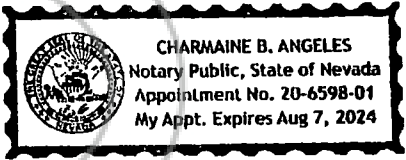
Robert G. Guinn Jr.
ROBERT G. GUINN Jr

Brenda Lee Guinn
BRENDA LEE GUINN

State of Nevada)
County of Clark) ss.

This instrument was acknowledged before me on the 1st day of October, 2022 By:
ROBERT G. GUINN Jr and BRENDA LEE GUINN

Signature: [Signature]
Notary Public
Expiration Date: August 7, 2024



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 001-035-02
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$165,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$165,000.00
 Real Property Transfer Tax Due: \$643.50

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 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Grantor
ROBERT G. GUINN JR

Signature *Louis J. Caserotti III* Capacity Grantee
LOUIS J. CASEROTTI III

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: ROBERT G. GUINN JR and BRENDA LEE GUINN
 Address: 3012 La Mesa Dr.
 City: Henderson
 State: NV Zip: 89104

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: LOUIS J. CASEROTTI III
 Address: 900 Mckay Ct
 City: Fallon
 State: NV Zip: 89406

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Cow County Title Co. Escrow #: 85917
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-035-02 _____
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes:	

3. Total Value/Sale Price of Property \$165,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$165,000.00
 Real Property Transfer Tax Due: \$643.50

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 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature  Capacity Grantor
 ROBERT G. GUINN JR

Signature _____ Capacity Grantee
 LOUIS J. CASEROTTI III

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: ROBERT G. GUINN JR and BRENDA LEE GUINN
 Address: 3012 La Mesa Dr.
 City: Henderson
 State: NV Zip: 89104

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: LOUIS J. CASEROTTI III
 Address: 900 Mckay Ct
 City: Fallon
 State: NV Zip: 89406

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

Print Name: Cow County Title Co. Escrow #: 85917
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043