LINCOLN COUNTY, NV

2022-163389

RPTT:\$643.50 Rec:\$37.00 Total:\$680.50

10/27/2022 01:46 PM

COW COUNTY TITLE CO.

Pgs=4 AK



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: Same as below					
When Recorded Mail To:					
LOUIS J. CAS	EROTTI III				
900 Mckay Ct					
Fallon, NV 894	106				

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:
- 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	Menda Lacisa BRENDA LEE GUINN
State of Nevada)	
County of Clark) ss.	
This instrument was acknowledged before me on the ROBERT G. GUNN and BRENDA LEE GUINN	e 1st day of October 2022 By:
Signature: Notary Public Expiration Date: Hugust 1, 2024	CHARMAINE B. ANGELES Notary Public, State of Nevada Appointment No. 20-6598-01 My Appt. Expires Aug 7, 2024

STATE OF NEVADA DECLARATION OF VALUE FORM

1.	Assesso	r Parcel Numbe	er(s)					
	a) 001-0	35-02			_	•		\ \
	b)				_			\ \
	c)				_			\ \
	d)				-			\ \
2	Type of I	Property:			_			\ \
۷.		acant Land	b) 🗷	Single Fam. Res.	FOR RECO	RDER'S O	PTIONAL	USE ONLY
	<i>'</i> —	ondo/Twnhse	-	2-4 Plex	Book:		Page:	. 1
	<i>,</i> —	pt.Bldg	<i>,</i> —	Comm'i/Ind'l	Date of Red	cordina:		
	• —	-		Mobile Home	Notes:			
	· —	gricultural	'') L	Modile Home				
	i) 🔲 C	other						
2	Total Val	uo/Sala Brica d	of Drope	orty /			1	\$165,000.00
3. Total Value/Sale Price of Property Deed in Lieu of Foreclosure Only (value of Property) (\$ 105,000.00 \	
		Tax Value:	Suic Oi	ny (value of 1 tope		-	_	\$165,000.00
		perty Transfer	Tax Due	e:	1		_	\$643.50
4.		tion Claimed:					-	
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		ain Reason for				/ /	r	1
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5.				ng transferred: 10		_ %		•
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Qi/	gnature //	1001001	118	10 VW 111		Capacity C	Grantee	
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			IIRED)				QUIRED)	
Pr	int Name:		GUINN	JR and BRENDA				TTI III
Ν		LEE GUINN	/_		_Address:	900 Mckay	y Ct	
	ldress:	3012 La Me	sa Dr.	/	_City:	Fallon	 ,	20.100
Cit	756	Henderson	Zini	20104	State: <u>NV</u>	-	Zip:	89406
ा	ate: <u>NV</u>		Zip:	89104	-			
C	OMPANY	PERSON REC	UESTI	NG RECORDING	(required if r	not seller o	r buver)	
	int Name:				Escrow #:	85917	<u></u>	
	ldress:	P.O. Box 518			-			· · ·
Ci	ty:	Pioche			State: NV		Zip:	89043

STATE OF NEVADA DECLARATION OF VALUE FORM

1.	Assessor	r Parcel Numbe	er(s)					
	a) 001-0	35-02						\ \
	b)		-					\ \
	c)			,				\ \
	d)							\ \
2	Type of F	Property:						\ \
		acant Land	b) 🗷	Single Fam. Res.	FOR RECC	RDER'S	OPTIONAL	USE ONLY
	. —	ondo/Twnhse	. —	2-4 Plex	Book:		Page:	
		pt.Bldg		Comm'l/Ind'l	Date of Red	cording: _		
	- —	gricultural		Mobile Home	Notes:			
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3	Total Val	ue/Sale Price o	of Prope	ertv			\	\$165,000.00
٥.				nly (value of Proper	ty) (1	1)
		Tax Value:			<			\$165,000.00
	Real Pro	perty Transfer	Tax Du	e:	1			\$643.50
4.	If Exemp	tion Claimed:		1			_/	
				r NRS 375.090, Se	ction	/	/	
	b. Expl	ain Reason for	Exemp	tion:	1			
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5.	Partial Ir	iterest Percent	age bei	ng transferred: <u>100</u> Lacknowledges, un	dor popoltico	. 76.	ourcuant to	
NII.	ne und 275 חם	ersigned decia	res and	hat the information	provided is o	correct to t	he hest of t	heir
int	formation	and helief and	o. 110, i	supported by docu	mentation if	called upo	on to substa	intiate the
ini	formation	provided herei	n. Furth	ermore, the parties	agree that d	lisallowand	ce of any cl	aimed
ex	emption.	or other determ	nination	of additional tax di	ue, may resul	It in a pen	alty of 10%	of the tax
dι	ie plus int	erest at 1% pe	r month	. Pursuant to NRS	375.030, the	Buyer and	d Seller sha	ıll be
joi	ntly and s	severally liable	for any	additional amount	owed.			
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	-	OBERT G. GU	ר אואווא	V	///			
d			May		/ /			
Si	gnature		The same of			Capacity	Grantee	
		OUIS J. CASE	ROTTI	111-				
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_		(REQI	JIRED)	LIDI DDENDA	Drink Name		EQUIRED)	TT 111
Ρı	int Name			I JR and BRENDA	Address:	900 Mck		1 11 111
٨	ddress:	LEE GUINN 3012 La Me			City:	Fallon	ay Ot	
	ity:	Henderson	5a Di.	_/	State: NV	Lanon	Zip:	89406
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W.,	ato. NV				•			
С	OMPANY	PERSON REC	QUEST	ING RECORDING	(required if r	not seller	or buyer)	
		: Cow County			Escrow #:	85917		
	ddress:	P.O. Box 51			_			
С	ity:	Pioche		-	State: NV		Zip:	89043