

LINCOLN COUNTY, NV

**2024-167387**

\$235.90

RPTT:\$198.90 Rec:\$37.00

08/29/2024 08:49 AM

I TITLE, LLC

Pgs=3 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

APN: 003-132-22

**WHEN RECORDED MAIL TO:**

LINDA MARIE ROSSI  
SERGIO TELLEZ  
6537 JENNY LAKE AVENUE  
LAS VEGAS, NV 89110

**MAIL TAX STATEMENTS TO:**

SAME AS ABOVE

Affix RPTT: \$ 198.90

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That,

**JOER PROPERTIES, LLC,  
A NEVADA LIMITED LIABILITY COMPANY**

Whose address is

P.O. BOX 1061, CALIENTE, NV 89008

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

**LINDA MARIE ROSSI AND SERGIO TELLEZ-FERNANDEZ,  
WIFE AND HUSBAND,  
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

Whose address is

6537 JENNY LAKE AVENUE, LAS VEGAS, NV 89110

All that real property situated in the County of LINCOLN , State of Nevada,

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART  
HEREOF, and commonly known as

853 HOLT AVENUE, CALIENTE, NV 89008

**SUBJECT TO: 1. Taxes for the fiscal year paid current.**

**2. Rights of way, reservations, restrictions, easements and conditions  
of record.**

Together with all and singular the tenements, hereditaments and appurtenances thereunto  
belonging or in anywise appertaining.

**SEE PAGE TWO (2) FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENT**

**GRANT, BARGAIN, SALE DEED  
SIGNATURES AND NOTARY ACKNOWLEDGEMENT**

*Joseph N. Rossi*

JOSEPH N. ROSSI, MANAGER  
JOER PROPERTIES, LLC

STATE OF : NEVADA  
COUNTY OF : LINCOLN

On this 31<sup>st</sup> day of July, 2024,  
before me Crystal Budreau  
a Notary Public for the State of NEVADA  
personally appeared JOSEPH N. ROSSI, AS MANAGER

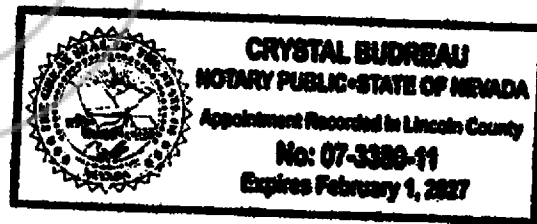
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which person(s) acted, executed the instrument.

*Crystal Budreau*

Signature Notary Public

My commission expires: 02-01-2027

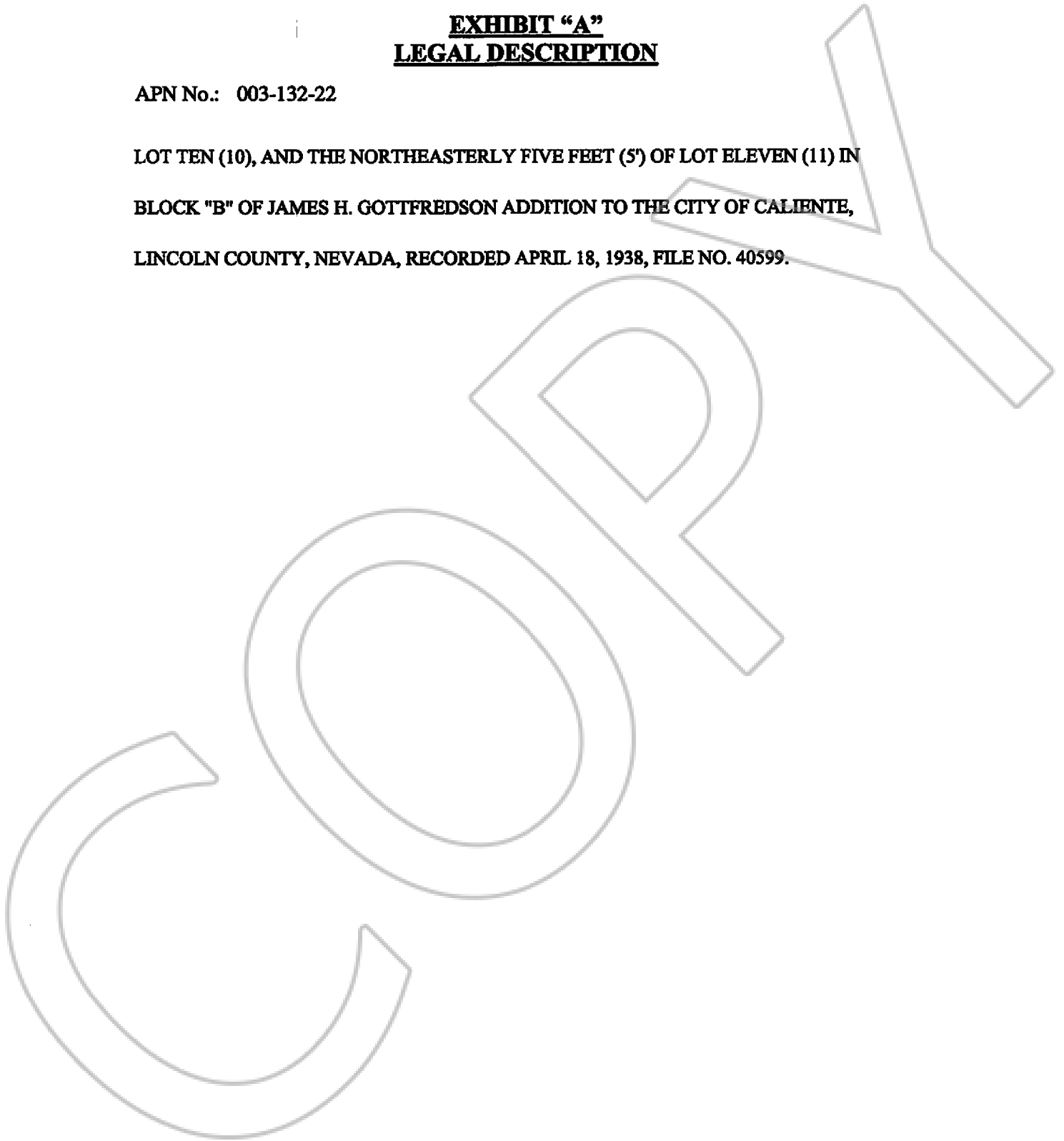
My commission number: 07-3380-11



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

APN No.: 003-132-22

LOT TEN (10), AND THE NORTHEASTERLY FIVE FEET (5') OF LOT ELEVEN (11) IN  
BLOCK "B" OF JAMES H. GOTTFREDSON ADDITION TO THE CITY OF CALIENTE,  
LINCOLN COUNTY, NEVADA, RECORDED APRIL 18, 1938, FILE NO. 40599.



**STATE OF NEVADA DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a. 003-132-22
- 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 VACANT LAND AND MOBILE HOME

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 50,600.00
- b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ))
- c. Transfer Tax Value: \$ 50,600.00
- d. Real Property Transfer Tax Due \$ 198.90

**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 Joseph N. Rossi Capacity: Grantor  
 JOSEPH N. ROSSI, MANAGER

Signature Linda Marie Rossi Capacity: Grantee  
 LINDA MARIE ROSSI

**SELLER (GRANTOR) INFORMATION (REQUIRED) BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: **JOER PROPERTIES, LLC**  
 Address: P.O. BOX 1061  
 City: CALIENTE  
 State: NV Zip: 89008

Print Name: **LINDA MARIE ROSSI  
 SERGIO TELLEZ-FERNANDEZ**  
 Address: 6537 JENNY LAKE AVENUE  
 City: LAS VEGAS  
 State: NV Zip: 89110

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

Print Name: **QC Deed / I Title** Escrow # **24IT- 0708-0198**  
 Address: **7251 W. Lake Mead Blvd, Suite 300**  
 City: **Las Vegas** State: **NV** Zip: **89128**

**AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED**