

LINCOLN COUNTY, NV

**2024-167544**

\$622.00

RPTT:\$585.00 Rec:\$37.00 **10/28/2024 04:46 PM**

FIRST AMERICAN TITLE INSURANCE COMPANY

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

*A.P. No.* 004-131-13  
*Escrow No.* 13895-2677862-DP/er  
*R.P.T.T.* \$585.00

**WHEN RECORDED RETURN TO:**

Cassidee Zanoth and Francis Zanoth and Nicole Zanoth  
P.O. Box 104  
Alamo, NV 89001

**MAIL TAX STATEMENTS TO:**

Cassidee Zanoth and Francis Zanoth and Nicole Zanoth  
P.O. Box 104  
Alamo, NV 89001

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

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

Robert Mize, Jr., an unmarried man

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

Cassidee Zanoth, a single woman and Francis Zanoth and Nicole Zanoth, husband and wife as joint tenants with right of survivorship, all as joint tenants with Right of Survivorship

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

**Lot Thirty (30) in ALAMO SOUTH SUBDIVISION TRACT NO. 1, UNIT NO. 1, according to the map thereof recorded January 13, 1977, in Book A-1 of plats, Page 124, as File No. 59020.**

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.

Robert Mize Jr.  
Robert Mize Jr.

STATE OF Washington )  
  : **ss.**  
COUNTY OF Pierce     )

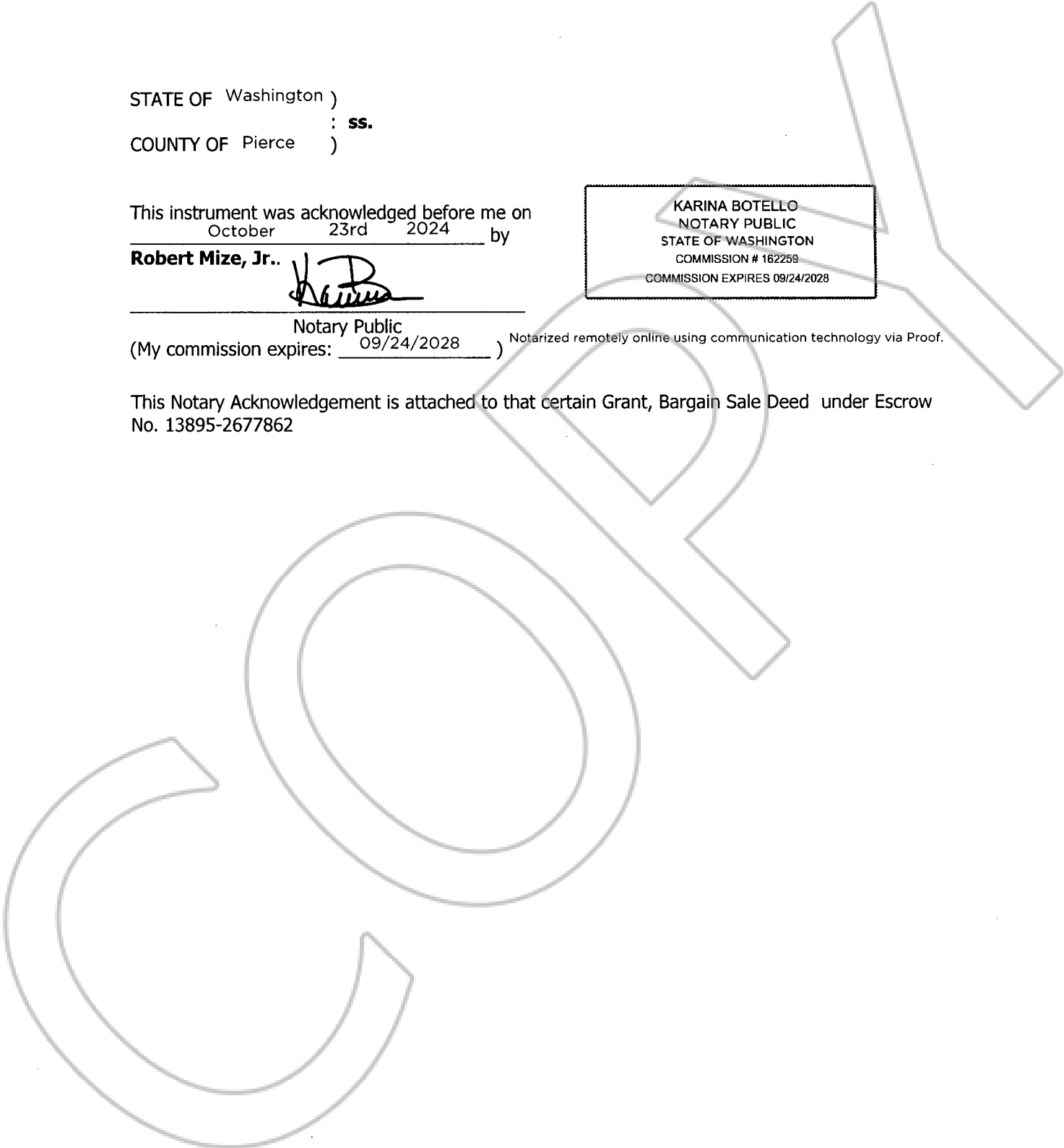
This instrument was acknowledged before me on  
October 23rd 2024 by  
**Robert Mize, Jr.**

KARINA BOTELLO  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 162259  
COMMISSION EXPIRES 09/24/2028

  
Notary Public  
(My commission expires: 09/24/2028 )

Notarized remotely online using communication technology via Proof.

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2677862



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 004-131-13  
 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 \_\_\_\_\_

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

3. a) Total Value/Sales Price of Property: \$150,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)  
 c) Transfer Tax Value: \$150,000.00  
 d) Real Property Transfer Tax Due \$585.00

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

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

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

Print Name: Robert Mize, Jr.  
 Address: P.O. Box 566  
 City: Aromas  
 State: CA Zip: 95004

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

Print Name: Cassidee Zanoth and Francis Zanoth and Nicole Zanoth  
 Address: P.O. Box 104  
 City: Alamo  
 State: NV Zip: 89001

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

Print Name: First American Title Insurance Company File Number: 13895-2677862 DP/DP  
 Address: 2500 N Buffalo Drive, Ste 120  
 City: Las Vegas State: NV Zip: 89128

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