



PARCEL REVIEW

TITLE REPORT

Property Information

State	Nevada
County	Nye
Assessor's Parcel Number/APN/PIN/Schedule #	033-122-08
Owner Name	Antonio R. Guzman and Estrella A. Guzman, Trustees of the Guzman Family Trust, dated December 28, 2012
Mailing Address	246 Olani St., Kihei, HI 96753

Vesting/Current Owner

Antonio R. Guzman and Estrella A. Guzman, Trustees of the Guzman Family Trust, dated December 28, 2012

Complete Legal Description

Unit 2, Block 11, Lot 52 of the CALVADA Meadows Subdivision, as the same is shown on the map filed in the Nye County Recorder's Office File No. 18918, Book NB, page NP on March 4, 1980.

Tax Information

Property Tax for the Year **2024** in the amount of **\$84.85** is **PAID**. No other Prior Years Due/Delinquent Taxes found.

Chain of Title

Chain of Title - Deed #1

Document Type	Deed in Trust
Document ID Number (Book/Page, Instrument #, Sequence #, etc)	Document# 795529
Date	01/07/2013
Grantee	Antonio R. Guzman and Estrella A. Guzman, Trustees of the Guzman Family Trust, dated December 28, 2012
Grantor	Antonio R. Guzman and Estrella A. Guzman, husband and wife
Vesting Type	Trust
Amount	\$1.00

Chain of Title - Deed #2

Document Type	Deed
Document ID Number (Book/Page, Instrument #, Sequence #, etc)	Document# 136560 OR Book 484, Page 90
Date	03/18/1985
Grantee	Antonio R. Guzman and Estrella A. Guzman, Husband and Wife, as Joint Tenants with Right of Survivorship
Grantor	The Bank of California, National Association, Trustee and Lawyers Title of Las Vegas, Inc., a Nevada Corporation, Co-Trustee
Vesting Type	Joint Tenants with Right of Survivorship
Amount	\$10.00

MORTGAGES/DEED OF TRUSTS

Open Mortgage/Deed of Trust #1

Mortgage Type	No Open Mortgage/Deed of Trust found
Document ID Number (Book/Page, Instrument #, Sequence #, etc)	
Date	
Deed of Trust/Mortgage Amount	
Mortgagee	
Mortgagor	

LIENS/JUDGMENTS

Open Lien/Judgments #1

Lien Type	No Open Liens/Judgments found
Document ID Number (Book/Page, Instrument #, Sequence #, etc)	
Date	
Lien Amount	
Lien Claimant	
Lien Against	

Summary Notes

Title is Clear. No Open Liens/Encumbrances found. All Property Taxes are Paid

This document requested by:
Antonio R. Guzman and Estrella A. Guzman
246 Olani Place
Kihei, Hawaii 96753-8983

DOC # 795529
Official Records Nye County Nevada
Deborah Beatty - Recorder
01/07/2013 09:31:17 AM
Requested By: DON GUZMAN
Recorded By: tp
Recording Fee: \$15.00
Non Conformity Fee: \$0.00
Page 1 of 3



And when recorded please return this Deed
And Tax statements to:
Antonio R. Guzman and Estrella A. Guzman, Trustees
246 Olani Place
Kihei, Hawaii 96753-8983

APN: 033-122-08

Total Pages 2

DEED IN TRUST

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS DEED IN TRUST, made and entered into on December 28, 2012, by and between ANTONIO R. GUZMAN and ESTRELLA A. GUZMAN, husband and wife, whose address is 246 Olani Place, Kihei, Hawaii, hereinafter referred to as the "GRANTOR", and ANTONIO R. GUZMAN and ESTRELLA A. GUZMAN, Trustees under that certain revocable living trust, "The Guzman Family Trust, dated December 28, 2012, Antonio R. Guzman and Estrella A. Guzman, Trustors and/or Trustees," having all powers under said trust agreement, including full power to sell, convey, exchange, mortgage, lease, assign or otherwise deal with and dispose of all lands of the trust estate and interests therein, whose address is 246 Olani Place, Kihei,, Hawaii, hereinafter referred to as the "GRANTEE".

That the Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00), to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, convey, remises, release and forever quitclaim unto the Grantee as Trustee, her successor trustees and assigns, forever, all rights, title, interest and claim to the parcel of land, with all improvements thereon, if any, located at 621 N Monument Ave, in the Town of Pahrump, County of NYE, State of Nevada described as follows: U.2.B.11 L.52.459AC
Being that same property also described as "Unit 2, Block 11, Lot 52 of the CALVADA Meadows Subdivision, as the same is shown on the map filed in the Nye County Recorder's Office File No. 18918, Book NB, page NP on March 4, 1980."

IN WITNESS WHEREOF, the Grantor and Grantee have executed these presents on this 28th day of December, 2012.

Antonio R. Guzman Estrella A. Guzman
ANTONIO R. GUZMAN ESTRELLA A. GUZMAN
"Grantor" "Grantor"

Antonio R. Guzman Estrella A. Guzman
ANTONIO R. GUZMAN, Trustee ESTRELLA A. GUZMAN, Trustee
of the Guzman Family Trust of the Guzman Family Trust dated 12/28/12
dated 12/29/12
"Grantee" "Grantee"

STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On this 29th day of December, 2012, in the Second Circuit, State of Hawaii, before me personally appeared **ANTONIO R. GUZMAN** and **ESTRELLA A. GUZMAN**, to me personally known or proved to me on the basis of satisfactory evidence to be the persons who subscribed the within instrument, who, being by me duly sworn or affirmed, did say that they executed the Quitclaim Deed, of which this acknowledgment is a part as their free act, and in the capacity shown, having been duly authorized to execute such instrument in such capacity.

The **Quitclaim Deed** is dated December 28, 2012, and contained **2-pages**, including this acknowledgment, at the time of this acknowledgment. This **certification** is dated December 28, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



DONALD S. GUZMAN
Notary Public, State of Hawaii
My commission exp. 2/3/2016

L.S.

Unofficial Copy

Unofficial Copy

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 033-122-08
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input 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 |
| <input type="checkbox"/> Other _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>tp. COT</u>	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Grantor transfer her interest to revocable Living TRUST.

5. Partial Interest: Percentage being transferred: _____ %

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 Estrella A. Guzman Capacity Grantor

Signature Estrella A. Guzman Capacity Grantee / Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Estrella A. Guzman

Address: 246 Olani Place

City: Kihei

State: Hawaii Zip: 96753-8983

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Estrella A. Guzman, Trustee

Address: 246 Olani Place

City: Kihei

State: Hawaii Zip: 96753-8983

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

Print Name: Law Offices of Don Guzman Escrow #: _____

Address: 1931 E. Vineyard St. Ste3202

City: Wailuku State: Hawaii Zip: 96793

MAIL TAX STATEMENTS TO

Name ANTONIO R. GUZMAN
Street 462 MOLOKAI HEMA
Address KAHULUI, HI 96732
City & State

File No. 136560

Filed for record at request of Preferred Equities Corp. March 18, 1985
at 02 minutes past 2 o'clock Pm and recorded in book
of Official Records page Nye County, Nevada.

Signature of County Recorder

When Recorded Mail To
Name THE BANK OF CALIFORNIA, N.A.
Street SUBDIVISION TRUST DEPARTMENT
Address 845 SOUTH FIGUEROA ST.
City & State LOS ANGELES, CALIFORNIA 90017

RPTT

\$ 9.90 99

CALVADA MEADOWS

GRANT, BARGAIN, SALE

DEED

(CORPORATION)

THIS INDENTURE WITNESSETH: That

The Bank of California, National Association, Trustee
and
Lawyers Title of Las Vegas, Inc., A Nevada Corporation, co-Trustee
for a valuable consideration, receipt of which is hereby acknowledged,

do hereby Grant, Bargain, Sell and Convey to
ANTONIO R. GUZMAN AND ESTRELLA A. GUZMAN, HUSBAND AND
WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

UNIT 2, BLOCK 11, LOT 52 OF THE CALVADA MEADOWS SUBDIVISION, AS THE SAME IS
SHOWN ON THE MAP FILED IN THE NYE COUNTY RECORDER'S OFFICE FILE NO. 18918,
BOOK NB, PAGE NP ON MARCH 4, 1980.

Exceptions:

All oil, gas, mineral and water rights, if any, are reserved and all restrictions, reservations and easements of record as recorded in the
Official Records of Nye County, Nevada.

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

In Witness Whereof

THE BANK OF CALIFORNIA, NATIONAL ASSOCIATION
A National Banking Association
TRUSTEE

has caused its corporate name and seal to be affixed
hereto and this instrument to be executed by its
TRUST OFFICER

and
ASSISTANT TRUST OFFICER
thereunto duly authorized

DATED NOVEMBER 16, 19 84

BY MARGERY M. JOY
TRUST OFFICER

PIEDAD J. GARCIA
ASSISTANT TRUST OFFICER

In Witness Whereof

LAWYER'S TITLE OF LAS VEGAS, INC.
CO-TRUSTEE

has caused its corporate name and seal to be affixed
hereto and this instrument to be executed by its

VICE PRESIDENT

thereunto duly authorized

DATED NOVEMBER 26, 19 84

BY C.H. BOUCHARD
VICE PRESIDENT

C.H. BOUCHARD

COUNTY OF LOS ANGELES } SS
STATE OF CALIFORNIA }

On NOVEMBER 16, 19 84

personally appeared before me, a Notary Public,

MARGERY M. JOY

and

PIEDAD J. GARCIA

who acknowledged that they executed the above in-
strument, and known to me to be the persons who
executed the within instrument on behalf of the
corporation therein named, and acknowledged to me
that such corporation executed the same pursuant
to its by-laws or a resolution of its board of direc-
tors.

WITNESS my hand and official seal.

J. Ventura

OFFICIAL SEAL
J VENTURA
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
My comm. expires NOV 3, 1987

(SEAL)

STATE OF NEVADA } SS
COUNTY OF CLARK }

On NOVEMBER 26, 19 84

personally appeared before me, a Notary Public,

C.H. BOUCHARD

who acknowledged that he executed the above in-
strument, and known to me to be the person who
executed the within instrument on behalf of the
corporation therein named, and acknowledged to me
that such corporation executed the same pursuant
to its by-laws or a resolution of its board of direc-
tors.

WITNESS my hand and official seal.

Sharon A. Brown

TYPE or PRINT NAME OF NOTARY PUBLIC

SHARON A. BROWN
Notary Public - State of Nevada
CLARK COUNTY

My Appointment Expires Aug. 15, 1985

(SEAL)

BOOK 484 PAGE 90

Notice

To view Assessment Information or pay Unsecured Property Taxes, click here to go to the Nye County Assessor Property Inquiry

Property Information

Parcel ID	033-122-08	Parcel Acreage	0.4590
Tax Year	2024 <input type="text"/>	Assessed Value	1,445
Land Use Group	VAC	Tax Rate	3.4092
Land Use	100 - Vacant - Unknown/Other	Tax Cap	High Cap
Zoning	VR-20	Tax Cap Returned	
Tax District	061	Total Tax Fiscal Year (2024 - 2025)	\$84.85
Site Address	621 N MONUMENT AVE PAHRUMP, NV 89060	Total Unpaid All Years	\$0.00
Neighborhood	CALMEAD - CALVADA MEADOWS		Pay Taxes

Billing Fiscal Year (2024 - 2025)

Installment	Date Due	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Amount Paid	Total Unpaid
1	8/19/2024	\$84.85	\$0.00	\$0.00	\$84.85	\$84.85	\$0.00
Total		\$84.85	\$0.00	\$0.00	\$84.85	\$84.85	\$0.00

Payment History

	Fiscal Year	Total Due	Total Paid	Amount Unpaid
+	(2024 - 2025)	\$84.85	\$84.85	\$0.00
+	(2023 - 2024)	\$84.07	\$84.07	\$0.00
+	(2022 - 2023)	\$74.81	\$74.81	\$0.00
+	(2021 - 2022)	\$74.23	\$74.23	\$0.00
+	(2020 - 2021)	\$72.53	\$72.53	\$0.00
+	(2019 - 2020)	\$74.01	\$74.01	\$0.00
+	(2018 - 2019)	\$67.65	\$67.65	\$0.00
+	(2017 - 2018)	\$67.89	\$67.89	\$0.00
+	(2016 - 2017)	\$68.23	\$68.23	\$0.00
+	(2015 - 2016)	\$68.23	\$68.23	\$0.00
+	(2014 - 2015)	\$68.21	\$68.21	\$0.00

Collapse

Assessments

Taxable Value	Land	Building	Per. Property	Totals
Residential	4,129	0	0	4,129
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	4,129	0	0	4,129

Assessed Value	Land	Building	Per. Property	Totals
Residential	1,445	0	0	1,445
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	1,445	0	0	1,445

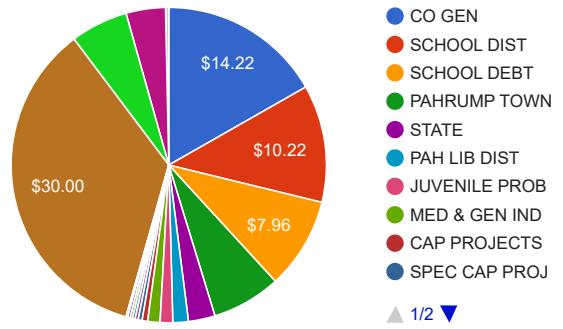
	New Land	New Const.	New P.P.
Residential	0	0	0
Com / Ind.	0	0	0
Agricultural	0	0	0
Exempt	0	0	0
Totals	0	0	0

Legal

Year	Legal	Subdivision	Section	Township	Range	Block & Lot
Current Year 2025						
2025	T19S R53E S27 U.2 B.11 L.52 CALVADA MEADOWS 20,000sf	CALVADA MEADOWS U.2	27	19S	53E	
Selected Parcel Year 2024						
2024	T19S R53E S27 U.2 B.11 L.52 CALVADA MEADOWS 20,000sf	CALVADA MEADOWS U.2	27	19S	53E	

☰ Taxing Bodies

Tax Entity	Tax Rate	Amount
CO GEN	1.0470	\$14.22
SCHOOL DIST	0.7500	\$10.22
SCHOOL DEBT	0.5850	\$7.96
PAHRUMP TOWN	0.4417	\$6.01
STATE	0.1700	\$2.32
PAH LIB DIST	0.0994	\$1.35
JUVENILE PROB	0.0800	\$1.09
MED & GEN IND	0.0790	\$1.07
CAP PROJECTS	0.0350	\$0.48
SPEC CAP PROJ	0.0250	\$0.34
DED CO MED	0.0201	\$0.27
PAHRUMP POOL	0.0163	\$0.23
AG EXT	0.0150	\$0.21
AUTO ACC INDG	0.0150	\$0.21
HEALTH CLINIC	0.0117	\$0.16
YOUTH SERVICE	0.0060	\$0.09
911 EMERGENCY	0.0050	\$0.07
PAHRUMP MUSEUM	0.0039	\$0.06
TONOPAHA MUSEUM	0.0026	\$0.04
NYE COUNTY AIRPORT	0.0015	\$0.02
ROAD	0.0000	\$0.00
Tax Entity Total	3.4092	\$46.42
Landfill - Single	0.0000	\$30.00
NYE WATER DIST TAX	0.0000	\$5.00
Pahrump Valley Groundwater Basin	0.0000	\$3.43
Special Assessment Total	0.0000	\$38.43
Year Total	3.4092	\$84.85



☰ Related Names

CURRENT OWNER FOR 2025 (2025 - 2026)


Name GUZMAN, ANTONIO & ESTRELLA TRUST
Mailing Address 246 OLANI ST
 KIHEI, HI, 96753-8983
Status Current

OWNER FOR 2024 (2024 - 2025)

Name GUZMAN, ANTONIO & ESTRELLA TRUST
Mailing Address 246 OLANI ST
 KIHEI, HI, 96753-8983
Status Current

No Personal Property

No Sales History

 Property Map

[View Full Screen](#)

Treasurer's Office Contact Information

Tonopah Office

101 Radar Rd

P.O. Box 473

Tonopah, NV 89049-0473

Phone: 775 482-8147 Fax: 775 482-8193

Pahrump Office

170 N. Floyd Dr Ste 2

Pahrump, NV 89060-0105

Phone: 775 751-4200 Fax: 775 751-4204

Notice

To view Treasurer Information or pay Secured Property Taxes, click here to go to the Nye County Treasurer Property Inquiry

Property Information

Parcel ID	033-122-08	Parcel Acreage	0.4590
Tax Year	2024 <input type="text"/>	Assessed Value	1,445
Land Use Group	VAC	Tax Rate	3.4092
Land Use	100 - Vacant - Unknown/Other	Tax Cap	High Cap
Zoning	VR-20	Tax Cap Returned	
Tax District	061	Total Tax Fiscal Year (2024 - 2025)	\$84.85
Site Address	621 N MONUMENT AVE PAHRUMP, NV 89060	Total Unpaid All Years	\$0.00
Neighborhood	CALMEAD - CALVADA MEADOWS		

No Photos & Sketches

Assessments

Taxable Value	Land	Building	Per. Property	Totals
Residential	4,129	0	0	4,129
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	4,129	0	0	4,129
Assessed Value	Land	Building	Per. Property	Totals
Residential	1,445	0	0	1,445
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	1,445	0	0	1,445
	New Land	New Const.	New P.P.	
Residential		0	0	0
Com / Ind.		0	0	0
Agricultural		0	0	0
Exempt		0	0	0
Totals		0	0	0

☰ Legal Descriptions

Year	Legal Descriptions	Subdivision	Section	Township	Range	Block & Lot
Current Year 2025						
2025	T19S R53E S27 U.2 B.11 L.52 CALVADA MEADOWS 20,000sf	CALVADA MEADOWS U.2	27	19S	53E	
Selected Parcel Year 2024						
2024	T19S R53E S27 U.2 B.11 L.52 CALVADA MEADOWS 20,000sf	CALVADA MEADOWS U.2	27	19S	53E	

☰ Related Names

CURRENT OWNER FOR 2025 (2025 - 2026)

Name GUZMAN, ANTONIO & ESTRELLA TRUST
Mailing Address 246 OLANI ST
 KIHEI, HI, 96753-8983
Status Current

OWNER FOR 2024 (2024 - 2025)

Name GUZMAN, ANTONIO & ESTRELLA TRUST
Mailing Address 246 OLANI ST
 KIHEI, HI, 96753-8983
Status Current

No Personal Property

No CAMA

No Sales History

No Genealogy

No Mining

⊕ Property Map

[View Full Screen](#)

Assessor's Office Contact Information

Tonopah Office
 101 Radar Road
 P.O. Box 271
 Tonopah, NV 89049-0271
 Phone: 775 482-8174 Fax: 775 482-8178

Pahrump Office
 160 N. Floyd Dr
 Pahrump, NV 89060-0105
 Phone: 775 751-7060 Fax: 775 751-4207