

**DOC # 0128089**

12/22/2006

03 26 PM

**Official Record**

Recording requested By  
FIRST AMERICAN TITLE

**Lincoln County - NV**  
**Leslie Boucher - Recorder**

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: LB

Book- 227 Page- 0275



0128089

APN 002-270-08

File No. 152-2228391

When Recorded Mail To:

Joseph D. Miller and Carol J. Miller  
P.O. Box 94  
Panaca, NV 89042

**GRANT, BARGAIN AND SALE DEED**

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL  
DESCRIPTION FROM TOWNSHIP 2 NORTH TO TOWNSHIP 2 SOUTH



0128089

Book 227  
Page: 276

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Page: 2 of 3

125814

A.P.N.: 002-270-08  
File No: 152-2228391 (MJ)  
R.P.T.T.: \$136.50

*18 copies melanie 6/21/06  
merge & reparcel #*

FILED FOR RECORDING  
AT THE REQUEST OF

*First American Title*

2006 JAN 20 PM 3 44

LINCOLN COUNTY RECORDER  
FEE *15.00* *136.50* DEPT  
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:  
Joseph D. Miller and Carol J. Miller  
PO Box 94  
Panaca, NV 89042

**GRANT, BARGAIN and SALE DEED**

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

Daryl B. Bradshaw and Diane L. Bradshaw, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

Joseph D. Miller and Carol J. Miller, husband and wife as joint tenants with right of survivorship

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

**A portion of the Southwest Quarter (SW 1/4) in Section 9, Township 2 <sup>South</sup> ~~North~~, Range 68 East, M.D.B. & M described as follows:**

**Lot 2A as shown by map thereof on file in file C of Parcel Maps, page 136 in the office of the County Recorder, of Lincoln County, Nevada.**

**Buyers shall construct and maintain, at their own expense, at least a four (4) inch black PVC sewer line from the east boundary line of the property to the west boundary line, in the easement along the north boundary line of the property, which sewer line shall be attached to, and extended to, the adjoining properties at the expense of those owners. Said sewer line to be constructed with at least one "cleanout" near the east boundary line of subject property.**




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.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.


Date: 11/02/2005

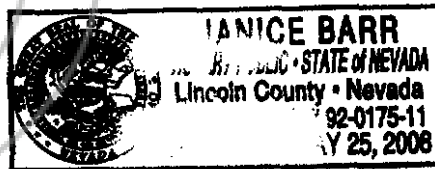
  
 \_\_\_\_\_  
 Daryl B. Bradshaw

  
 \_\_\_\_\_  
 Diane L. Bradshaw

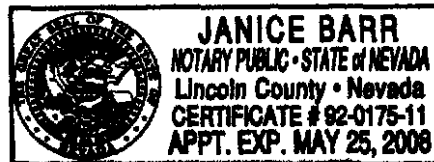
STATE OF **NEVADA** )  
 ) : ss.  
 COUNTY OF **LINCOLN** )

This instrument was acknowledged before me on NOV 27, 2005 by **Daryl B. Bradshaw and Diane L. Bradshaw.**

  
 \_\_\_\_\_  
 Notary Public  
 (My commission expires: 05-25-08)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 02, 2005** under Escrow No. **152-2228391.**



STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 2 Fee: \$16.00

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1. Assessor Parcel Number(s)

- a) 002-270-18
- 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'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

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

3. Total Value/Sales Price of Property:

\$0.00

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

Transfer Tax Value: \$0.00

Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: re-record to correct legal description

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: [Signature]

Capacity: Escrow Agent

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

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

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Joseph D. Miller and Carol J.

Joseph D. Miller and Carol

Print Name: Miller

Print Name: J. Miller

Address: P.O. Box 94

Address: Post Office Box 94

City: Panaca

City: Panaca

State: NV Zip: 89042

State: NV Zip: 89042

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

First American Title Company of

Print Name: Nevada

File Number: 152-2296229 MJ/DSP

Address: 768 Aultman Street

City: Ely

State: NV Zip: 89301

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