

**Official Record**

Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$624.00

Recorded By: LB

Book- 235 Page-

0689



A.P.N.: 001-333-40  
File No: 152-2334751 (MJ)  
R.P.T.T.: \$624.00

When Recorded Mail To: Mail Tax Statements To:  
Nancy R. Miller  
Post Office Box 750852  
Las Vegas, NV 89136

**GRANT, BARGAIN and SALE DEED**

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

Stuart Pitz, a single man

do(es) hereby GRANT, BARGAIN and SELL to

Nancy R. Miller, an unmarried woman

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

**THAT PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B, AND M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:**

**PARCEL 26 OF SUBSEQUENT PARCEL MAP FOR J AND S PROPERTIES RECORDED JULY 12, 2004 IN PLAT BOOK C, PAGE 64 AS FILE NO. 122623 IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.**

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: 08/24/2007



STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$15.00  
Recorded By: LB RPTT: \$624.00  
Book- 235 Page- 0689

- 1. Assessor Parcel Number(s)
  - a) 001-333-40
  - 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</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. Total Value/Sales Price of Property: \$160,000.00
- Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)
- Transfer Tax Value: \$160,000.00
- Real Property Transfer Tax Due \$624.00

- 4. **If Exemption Claimed:**
  - a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
  - b. Explain reason for exemption: \_\_\_\_\_
- 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: SELLER  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: Stuart Pitz  
Address: 4116 Goldbird Court  
City: North Las Vegas  
State: NV Zip: 89032

Print Name: Nancy R. Miller  
Address: Post Office Box 750852  
City: Las Vegas  
State: NV Zip: 89136

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

First American Title Insurance  
Print Name: Company  
Address: 768 Aultman Street  
City: Ely

File Number: 152-2334751 MJ/LK  
State: NV Zip: 89301



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-333-40 \_\_\_\_\_
- 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 \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property:

\$160,000.00 \_\_\_\_\_

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

Transfer Tax Value: \$160,000.00 \_\_\_\_\_

Real Property Transfer Tax Due \$624.00 \_\_\_\_\_

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_

b. Explain reason for exemption: \_\_\_\_\_

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: Nancy R Miller

Capacity: Buyer

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

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

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Stuart Pitz

Print Name: Nancy R. Miller

Address: 6570 West Flamingo Road

Address: Post Office Box 750852

City: Las Vegas

City: Las Vegas

State: NV Zip: 89032

State: NV Zip: 89136

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

First American Title Insurance

Print Name: Company

File Number: 152-2334751 MJ/LK

Address: 768 Aultman Street

City: Ely

State: NV Zip: 89301

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