

Escrow No. 00001606 - 007 - EA
Grant, Bargain, Sale Deed....Continued

APN: 002-222-10
Affix R.P.T.T. \$1053.00



WHEN RECORDED MAIL TO and MAIL
TAX STATEMENT TO:

DEVON J MILLER
P.O. Box 778
Panaca, NV 89042

ESCROW NO: 00001606-007-EA

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Sidney W Baker and Carol J Baker, Husband and Wife as Joint Tenants with right of
Survivorship - Parcel 1

Sidney W. Baker and Carol J. Baker, Trustees of The Baker Family Trust, dated November 23,
2005 - Parcel 2

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby
acknowledged, do hereby Grant, Bargain, Sell and Convey to

Devon J Miller and Shannon R Miller, Husband and Wife as Joint Tenants

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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



Witness my/our hand(s) this 20 day of April, 2012

Sidney W Baker
Sidney W Baker
The Baker Family Trust, dated November
23, 2005

Carol J. Baker
Carol J Baker
The Baker Family Trust, dated November
23, 2005

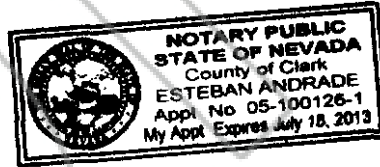
Sidney W Baker
Sidney W. Baker, Trustee

Carol J. Baker
Carol J. Baker, Trustee

STATE OF NEVADA
COUNTY OF LINCOLN

} ss:

On this 4-20-12
appeared before me, a Notary Public,
**Sidney W. Baker and Carol J. Baker
and Sidney W. Baker as Individuals
and Carol J. Baker as Trustees of the
Baker Family Trust**
personally known or proven to me to
be the person(s) whose name(s) is/are
subscribed to the above instrument,
who acknowledged that he/she/they
executed the instrument for the
purposes therein contained.



Esteban Andrade
Esteban Andrade, Notary Public

My commission expires: 7-18-13



EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Lincoln, State of Nevada and is described as follows:

PARCEL 1:

PARCEL NOS 3 AND 4 AS SHOWN ON PARCEL MAP CHARLOTTE W. MOSLEY, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY ON MARCH 27, 1996 AS FILE NO. 105003, LOCATED IN A PORTION OF THE NORTH HALF OF BLOCK 53, PANACA TOWNSITE.

PARCEL 2:

A PARCEL OF LAND BEING DESCRIBED AS A PORTION OF THE SOUTH HALF OF PHILLIPS STREET, TOWN OF PANACA, WITHIN SECTION 9, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B. M., LINCOLN COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 9;

THENCE NORTH 00°38'02" WEST, A DISTANCE OF 2023.50 FEET;

THENCE SOUTH 88°48'37" WEST, A DISTANCE OF 111.30 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF PHILLIPS STREET, AND THE SOUTHEAST CORNER OF THE ABANDONED AREA;

THENCE SOUTH 88°48'37" WEST , A DISTANCE 689.73 FEET TO THE SOUTHWEST CORNER OF THE ABANDONED AREA;

THENCE NORTH 01°11'23" WEST, A DISTANCE OF 45.37 FEET TO THE NORTHWEST CORNER OF THE ABANDONED AREA;

THENCE NORTH 88°48'37" EAST, A DISTANCE OF 307.30 FEET TO THE NORTHEAST CORNER OF THE ABANDONED AREA;

THENCE SOUTH 19°08'16" WEST, A DISTANCE OF 48.39 FEET TO THE SOUTHEAST CORNER OF THE ABANDONED AREA AND THE TRUE POINT OF BEGINNING.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 9, 1998 , IN BOOK 135, PAGE 532, AS INSTRUMENT NO. 111269

STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$16.00
Recorded By: AE RPTT: \$1,053.00
Book- 271 Page- 0180

1. Assessor Parcel Number(s)

- a) 002-222-10
- 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 RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a. Total Value/Sales Price of Property: \$270,000.00
- b. Deed in Lieu of Foreclosure Only (value of property): (0.00)
- c. Transfer Tax Value: \$270,000.00
- d. Real Property Transfer Tax Due: \$1,053.00

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 *Sidney W Baker* Capacity Grantor
Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name Sidney W Baker and Carol J Baker
Address: 20 N. Stagecoach
City, St., Zip: Brooksville, UT 84782

(REQUIRED)
Print Name: Devon J Miller
Address: Box 718
City, St., Zip: Panaca, NV 89042

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

Print Name: First American Title Escrow #: 00001606-007
~~Fidelity National Title Agency of Nevada, Inc.~~
Address: 3100 W. Sahara Ave.
City/State/Zip: Las Vegas, NV 89102



STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 002-222-10

b)

c)

d)

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
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- h) Mobile Home
- i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
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Notes: _____	

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(0.00)

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d. Real Property Transfer Tax Due:

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Signature _____

Capacity Grantor

Signature Devon J Miller

Capacity Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name Sidney W Baker and Carol J Baker
 Address: 20 N. Stagecoach
 City, St., Zip: Brinkside, UT 84782

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Devon J Miller
 Address: Box 778
 City, St., Zip: Panama, NV 89042

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

Print Name: First American Title
~~Fidelity National Title Agency of Nevada, Inc.~~ Escrow #: 00001606-007
 Address: 3100 W. Sahara Ave.
 City/State/Zip: Las Vegas, NV 89102