

Official RecordRecording requested By
FIRST AMERICAN TITLE COMPANYLincoln County - NV
Leslie Boucher - RecorderFee: \$16.00 Page 1 of 3
RPTT: \$624.00 Recorded By: AE
Book- 284 Page- 0357A.P.N.: 002-143-01
File No: 116-2458628 (SC)
R.P.T.T.: \$624.00

0144733

When Recorded Mail To: Mail Tax Statements To:
Robert Parker-Almaraz
878 East Main Street
Panaca, NV 89042**GRANT, BARGAIN and SALE DEED**

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

Joseph D. Miller and Carol J. Miller, husband and wife as joint tenants

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

Robert Parker-Almaraz, an unmarried man and Frank Beard, a married man as his sole and separate property, as joint tenants

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

A PARCEL OF LAND SITUATED WITHIN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.M., WITHIN LOT 1 OF BLOCK 15, TOWN OF PANACA, LINCOLN COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 15, BEING THE NORTHWEST CORNER OF APN 02-143-01, AND A POINT ON THE SOUTH RIGHT-OF-WAY OF STATE ROUTE NO. 319, WHENCE THE NORTHEAST CORNER OF SAID SECTION 8 BEARS NORTH 14°13'12" EAST, A DISTANCE OF 2,104.66 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89°41'34" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 166.00 FEET TO THE ADJUSTED NORTHEAST CORNER OF APN 02-143-01; THENCE SOUTH 00°19'33" EAST LEAVING SAID RIGHT OF WAY ALONG THE ADJUSTED BOUNDARY LINE A DISTANCE OF 162.00 FEET; THENCE SOUTH 89°41'34" WEST A DISTANCE OF 41.00 FEET; THENCE SOUTH 00°19'33" EAST A DISTANCE OF 3.00 FEET; THENCE SOUTH 89°41'34" WEST A DISTANCE OF 125.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF SECOND STREET; THENCE NORTH 00°19'33" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 166.00 FEET TO THE POINT OF BEGINNING.

NOTE: ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 25, 1996, BOOK 122, PAGE 365, AS INSTRUMENT NO. 106491.

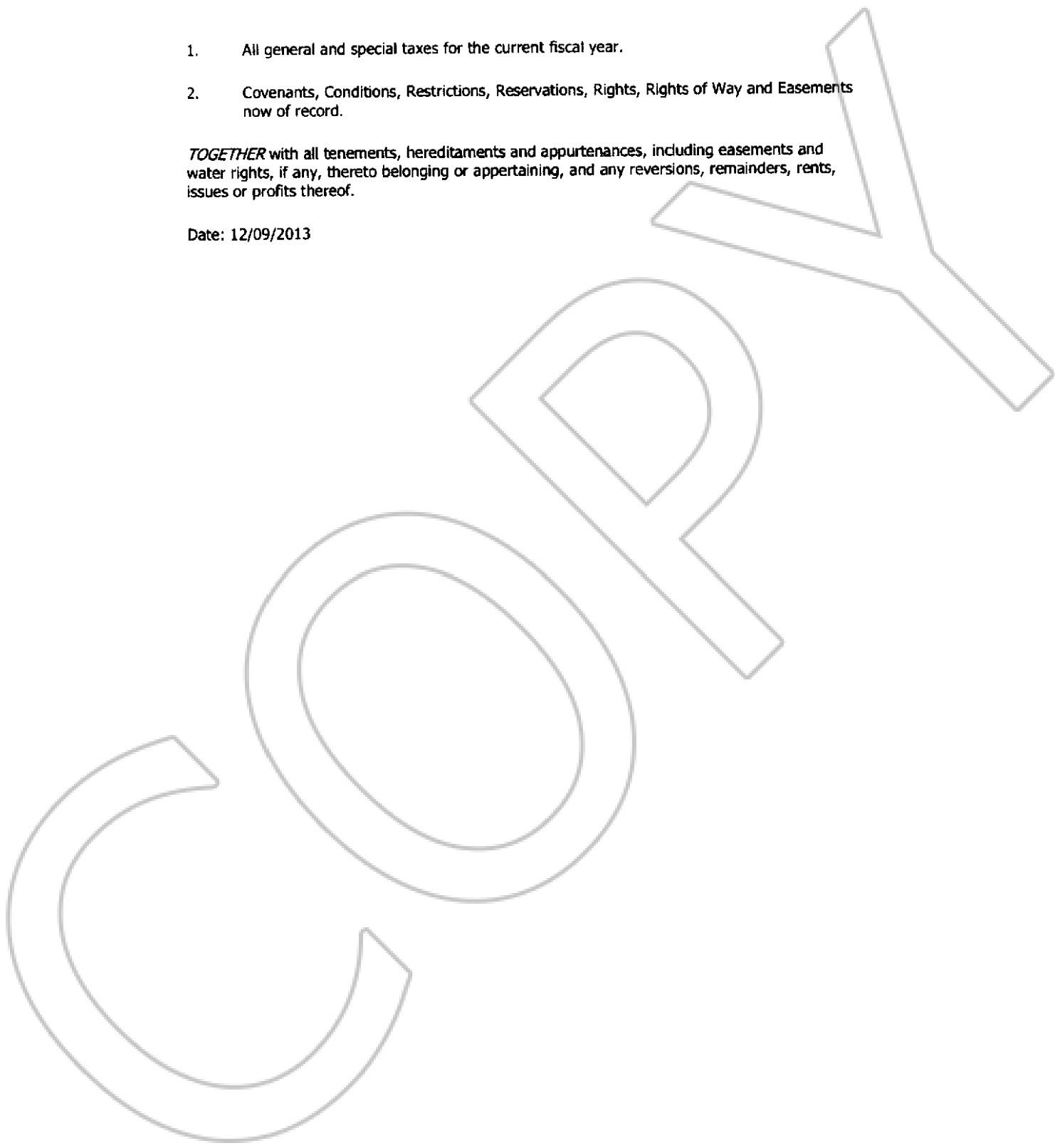
Subject to



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: 12/09/2013



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
FIRST AMERICAN TITLE COMPANY

1. Assessor Parcel Number(s)
 - a) 002-143-01
 - b) _____
 - c) _____
 - d) _____

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Page 1 of 1 Fee: \$16.00
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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. a) Total Value/Sales Price of Property: \$160,000.00
- b) Deed in Lieu of Foreclosure Only (value of \$ _____)
- c) Transfer Tax Value: \$160,000.00
- d) 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: Joseph D. Miller

Capacity: Grantor

Signature: Carol J. Miller

Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Joseph D. Miller and Carol J.

Print Name: Robert Parker-Almaraz / Frank Beard

Print Name: Miller

Address: 878 East Main Street

Address: PO Box 94

City: Panaca NV 89042

City: Panaca

State: _____ Zip: _____

State: NV Zip: 89042

State: _____ Zip: _____

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

First American Title Insurance

File Number: 116-2458628 SC/SC

Print Name: Company Lenders Advantage

Address: 2500 Paseo Verde Parkway, Suite 120

City: Henderson

State: NV Zip: 89074

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