

APN 001-064-01 (lots 1-4, Block 16

APN 01-064-02 (lots 5-10, Block 16



0150983

Title of Document

GRANT DEED

Affirmation Statement

X I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: _____
(State specific law)

Arlene Joyce (Grantor)
Signature Title Grantor

Arlene Joyce
Print

2/27/17
Date

Grantees address and mail tax statement:
Wayne Ralph Miller
9545 West Tropical Parkway
Las Vegas, NV 89149



THIS SPACE PROVIDED FOR REORDER'S USE ONLY:

PARCEL NUMBERS: APN 001-064-01 (lots 1-4, Block 16) and APN 001-064-02 (lots 5-10, Block 16)

WHEN RECORDED RETURN TO:

Arlene Joyce
752 Norvell Street
El Cerrito, CA 94530

GRANT DEED

THE GRANTORS:

Arlene Joyce, a single person,

Irene B. Hughes, a single person,

Estate of Lee J. Coleman, Keri Ohl, Special Administrator,

for and in consideration of \$1,000.00, grants to

THE GRANTEES:

Ralph Wayne Miller, 9545 West Tropical Parkway, Las Vegas, Clark County, Nevada, 89149,

Ron Wayne Miller, 1070 Sapphire Sky Court, Henderson, Clark County, Nevada, 89002,

as joint tenants, with rights of survivorship, the following described real estate, situated in Pioche, Lincoln County, Nevada:



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LEGAL DESCRIPTION: All the lots numbered One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9) and Ten (10) in Block numbered Sixteen (16) of the Pioche Mines Consolidated Inc. Addition, Supplement "B" to the town of Pioche, as said lots and Block are delineated on the official plat of said Addition now on file and of record in the Office of the County Recorder of Lincoln County, and to which said plat and the records thereof reference is hereby made for particular description.

Description is as it appears in Document 145356, Official Records, Lincoln County, Nevada.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantors hereby covenants with the Grantees that Grantors are lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same.

Tax Parcel Numbers: APN 001-064-01 (lots 1-4, Block 16) and APN 001-064-02 (lots 5-10, Block 16)

Mail Tax Statements to:

Ralph Wayne Miller
9545 West Tropical Parkway
Las Vegas, NV 89149



Grantor Signatures:

DATED: 2/2/15

Arlene Joyce

Arlene Joyce
752 Norvell Street
El Cerrito, California, 94530

A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

On July 2nd, 2015 before me, Melissa Boether, Notary, personally appeared Arlene Joyce, who proved to me on the basis of satisfactory evidence to be the person (s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Melissa Boether

(Notary Seal)

Signature of Notary Public





Grantor Signatures:

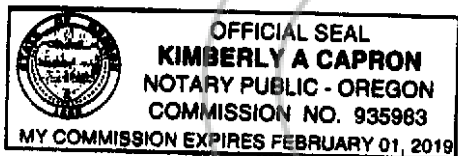
DATED: 7/2/15

Irene B. Hughes

Irene B. Hughes
13227 S.W. Benish Street
Tigard, Oregon, 97223

STATE OF OREGON, COUNTY OF WASHINGTON, ss:

This instrument was acknowledged before me on this 2 day of July 2015,
by Irene B. Hughes.



Kimberly A. Capron

Notary Public

Signature of person taking acknowledgment

teller

Title (and Rank)

My commission expires 2/1/19



Grantor Signatures:

DATED: 6/24/15

Keri Ohl

Keri Ohl, Special Administrator, on behalf of
Estate of Lee J. Coleman
1072 Carson Run Street
Henderson, Nevada, 89002

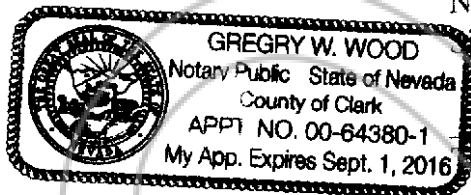
STATE OF NEVADA, COUNTY OF CLARK, ss:

This instrument was acknowledged before me on this 24 day of JUNE,
2015 by Keri Ohl, Special Administrator on behalf of Estate of Lee J. Coleman.

Gregory W Wood

Notary Public

Signature of person taking acknowledgment



NOTARY

Title (and Rank)

My commission expires SEP 1, 2016

Recording requested By
 ARLENE JOYCE

Lincoln County - NV
 Leslie Boucher - Recorder

Page 1 of 2 Fee: \$44.00
 Recorded By: AE RPTT: \$60.45
 Book- 309 Page- 0404

STATE OF NEVADA
 DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 a) 001-064-01 (Lots 1-4, Block 16)
 b) 001-064-02 (Lots 5-10, Block 16)
 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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: 1/3 interest on doc # 15356
 Notes: RPTT is based off of \$15,065.00
full net taxable an
value.

3. Total Value/Sales Price of Property \$ 1000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ 60.45

4. If Exemption Claimed: 1/3 exemption
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: 1/3 of property is transferred
from Father's estate to sons

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 Arlene Joyce Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: _____
 Address: See attached
 City: _____
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: _____
 Address: See attached
 City: _____
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Arlene Joyce Escrow #: _____
 Address: 752 Norvell Street
 City: EL CERRITO, CA 94530 State: CA Zip: 94530



DECLARATION OF VALUE FORM

GRANTOR INFORMATION

Arlene Joyce
752 Norvell Street
El Cerrito, California 94530

Irene B. Hughes
13227 S. W. Benish Street
Tigard, Oregon 97223

Keri Ohl, Special Administrator, on behalf of
Estate of Lee J. Coleman
1072 Carson Run Street
Henderson, Nevada 89002

GRANTEE INFORMATION

Ralph Wayne Miller
9545 West Tropical Parkway
Las Vegas, Nevada 89149

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