

APN 002-270-08



0153470

### QUITCLAIM DEED

\_\_\_\_\_  
**Title of Document**

**Affirmation Statement**

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)

*A.K.V.* - attorney  
Signature Title

Alexandra K. Varela  
Print

12-3-17  
Date

**Grantees address and mail tax statement:**

Joseph David Miller and Carol Jean Miller  
PO Box 94  
Panaca, NV 89042



A.P.N.: 002-270-08  
Affix R.P.T.T. EXEMPT 7

***Mail Tax Statements to:***

Joseph David Miller and Carol Jean Miller  
PO Box 94  
Panaca, NV 89042

***When Recorded Mail to:***

Varela Law, PLLC  
8565 S. Eastern Ave. #150  
Las Vegas, NV 89123

**QUITCLAIM DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is acknowledged,  
**Joseph David Miller and Carol Jean Miller, husband and wife, as community property with the right of survivorship** do hereby RELEASE AND FOREVER QUITCLAIM to:  
**Joseph David Miller and Carol Jean Miller, Trustees or their successors in trust, of the Miller Family Living Trust dated December 4, 2017 and any amendments thereto as community property** all the right, title, and interest of the undersigned in and to real property located in the County of LINCOLN, State of NEVADA, and more certainly described as follows:

**LEGAL DESCRIPTION**

A portion of the Southwest Quarter (SW 1/4) in Section 9, Township 2 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.

*More commonly known as:*

438 Third Street Panaca, NV 89042



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Book: 316  
Page: 399

01/02/2018  
Page: 3 of 3

IN WITNESS WHEREOF, this instrument has been executed this 4<sup>th</sup> day of December, 2017.

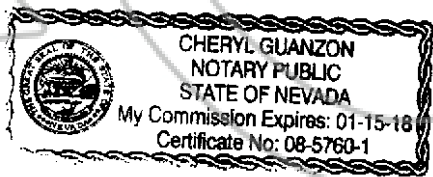
Joseph David Miller  
**Joseph David Miller**

Carol Jean Miller  
**Carol Jean Miller**

State of NEVADA    )  
                                  ) ss:  
County of CLARK    )

On December 4<sup>th</sup>, 2017, personally appeared before me, Cheryl Guanzon, a Notary Public in and for said County and State, **Joseph David Miller and Carol Jean Miller** personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument, and acknowledged that they executed it. I declare under penalty of perjury that the persons whose name are ascribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.

SEAL



Cheryl Guanzon  
NOTARY PUBLIC

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
VARELA LAW, PLLC

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$35.00  
Recorded By: AE RPTT:  
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- 1. Assessor Parcel Number(s)
  - a. 002-270-08
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

- 2. Type of Property:
 

a. <input type="checkbox"/> Vacant Land	b. <input checked="" type="checkbox"/> Single Fam. Res.
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex
e. <input type="checkbox"/> Apt. Bldg	f. <input type="checkbox"/> Comm'l/Ind'l
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
Other _____	

FOR RECORDERS OPTIONAL USE ONLY  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Trust on File

- 3.a. Total Value/Sales Price of Property \$ N/A
- b. Deed in Lieu of Foreclosure Only (value of property ( N/A ) )
- c. Transfer Tax Value: \$ N/A
- d. Real Property Transfer Tax Due \$ 0

- 4. **If Exemption Claimed:**
  - a. Transfer Tax Exemption per NRS 375.090, Section 07
  - b. Explain Reason for Exemption: Transfer without consideration to or from a Trust

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 [Signature] Capacity: agent/attorney

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

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Joseph David Miller & Carol Jean Miller  
 Address: PO BOX 94  
 City: PANACA  
 State: NEVADA Zip: 89042

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Miller Family Living Trust  
 Address: PO BOX 94  
 City: PANACA  
 State: NEVADA Zip: 89042

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: VARELA LAW, PLLC  
 Address: 8565 S. EASTERN AVE. #150  
 City: LAS VEGAS

Escrow # \_\_\_\_\_  
 State: NV Zip: 89123