

LINCOLN COUNTY, NV  
\$35.00  
RPTT:\$0.00 Rec:\$35.00  
FA NV DIRECT TITLE  
OFFICIAL RECORD  
AMY ELMER, RECORDER

**2019-157269**  
11/01/2019 01:54 PM  
Pgs=3 KE  
E05

A.P.N.: 002-222-10  
File No: 116-2573414 (dp)  
R.P.T.T.: \$Exempt 05

When Recorded Mail To: Mail Tax Statements To:  
Devon J. Miller  
PO Box 778  
Panaca , NV 89042

### ***GRANT, BARGAIN and SALE DEED***

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

Shannon R. Miller, spouse of the grantee herein

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

Devon J. Miller, a married man as his sole and separate property

the real property situate in the County of Lincoln, State of Nevada, 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;**

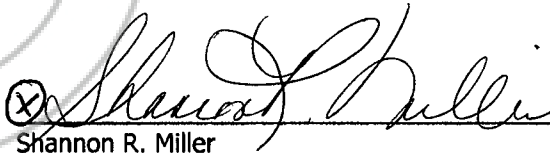
**THENCE SOUTH 19° 08' 16" WEST, A DISTANCE OF 48.39 FEET TO THE SOUTHEAST CORNER OF THE ABANDONED AREA AND THE TRUE POINT OF BEGINNING.**

**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.**

*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.

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.

  
Shannon R. Miller

STATE OF **NEVADA** )  
COUNTY OF Clark ) :SS.

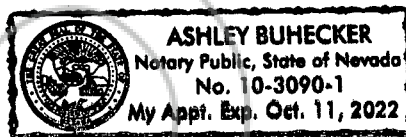
This instrument was acknowledged before me on this:  
23 day of October, 2019

By: **Shannon R. Miller**

*Shannon R. Miller*

Notary Public

(My commission expires: 10/11/22 )



**STATE OF NEVADA  
DECLARATION OF VALUE**

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 RECORDERS OPTIONAL USE |             |
|----------------------------|-------------|
| Book _____                 | Page: _____ |
| Date of Recording: _____   |             |
| Notes: _____               |             |

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

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 05  
 b. Explain reason for exemption: **Transfer from spouse to spouse without consideration.**

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: *Shannon R. Miller*  
 Signature: \_\_\_\_\_

Capacity: *Agent*  
 Capacity: \_\_\_\_\_

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

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

Print Name: Shannon R. Miller  
 Address: PO Box 778  
 City: Panaca  
 State: NV Zip: 89042

Print Name: Devon J. Miller  
 Address: PO Box 778  
 City: Panaca  
 State: NV Zip: 89042

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

FANV-Direct Title / First American Title  
 Print Name: Insurance Company  
 Address 2500 Paseo Verde Parkway, Suite 120  
 City: Henderson

File Number: 116-2573414 dp/ JB  
 State: NV Zip: 89074

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