

LINCOLN COUNTY, NV
\$368.50
RPTT:\$331.50 Rec:\$37.00
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

2021-160748

07/01/2021 02:01 PM

PLS=2 AK

A.P. No. 011-070-32
Escrow No. 13895-2622056-DP/CJ
R.P.T.T. \$331.50

WHEN RECORDED RETURN TO:

Troy Miller and Maria Miller
3771 Whipple Lane
Hiko, NV 89017

MAIL TAX STATEMENTS TO:

Troy Miller and Maria Miller
3771 Whipple Lane
Hiko, NV 89017

GRANT, BARGAIN and SALE DEED

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

Kelly Miller and Amina Miller, husband and wife as joint tenants

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

Troy Miller and Maria Miller, husband and wife as joint tenants with right of survivorship

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

THAT PORTION OF THE SOUTH HALF (S 1/2) OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 60 EAST, M.D.B. &M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 7 AS SHOWN UPON PARCEL MAP FOR KEITH AND GWEN WHIPPLE RECORDED SEPTEMBER 18, 2006 IN PLAT BOOK C PAGE 255 AS FILE 127380, LINCOLN COUNTY, NEVADA.

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.

Kelly Miller
Kelly Miller

Amina Miller
Amina Miller

STATE OF NEVADA)
 : ss.
COUNTY OF Lincoln)

This instrument was acknowledged before me on
June 25 2021 by
Kelly Miller and Amina Miller.

Robin E. Simmers
Notary Public
(My commission expires: 11-6 2022)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2622056

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 011-070-32
 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: \$85,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$85,000.00
 d) Real Property Transfer Tax Due \$331.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *Kelly Miller*
 Signature: _____

Capacity: Agent
 Capacity: _____

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

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

Print Name: Kelly Miller and Amina Miller
 Address: 3359 Cannon Ranch Road
 City: Hiko
 State: NV Zip: 89017

Print Name: Miller
 Address: 3771 Whipple Lane
 City: Hiko
 State: NV Zip: 89017

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

FANV-Direct Title / First American Title
 Print Name: Insurance Company
 Address: 2500 N Buffalo Drive, Suite 120
 City: Las Vegas

File Number: 13895-2622056 DP/ JB
 State: NV Zip: 89128

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