

LINCOLN COUNTY, NV

2021-161498

\$37.00

RPTT:\$0.00 Rec:\$37.00

10/13/2021 01:46 PM

ELEVATED TITLE, LLC

Pgs=3 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

PREPARED AT THE INSTRUCTION OF GRANTOR:

Elevated Title Company  
3660 CEDARCREST ROAD # 200  
ACWORTH, GA 30101

Return to and mail tax statements to:

JOSEPH DAVID MILLER  
CAROL JEAN MILLER  
438 THIRD STREET  
PANACA, NV 89042-2377

Property Tax ID No. 002-270-18  
Order #: LTC LNV21164227

NRS 375.090 (07)

**DEED OF GRANT**

This indenture made this 30<sup>th</sup> day of September, 2021, between **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**, of 438 Third Street, Panaca, NV 89042-2377, Grantor(s), and **Joseph David Miller and Carol Jean Miller, husband and wife, as community property with right of survivorship**, of 438 Third Street, Panaca, NV 89042-2377, Grantee(s).

Witnesseth, that said Grantor, for in consideration of the sum of TEN (\$10.00) 00/100 DOLLARS, and other good and valuable considerations in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in **Lincoln** County, Nevada, to-wit:

SEE EXHIBIT A ATTACHED.

Parcel ID: 002-270-18

Commonly known as: 438 Third Street, Panaca, NV 89042-2377

The previously recorded vesting deed was recorded on **January 2, 2018**, in Instrument # **0153470**, in the **Lincoln** County Book of Official Records.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and reminders, rents, issues and profits thereof.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

Joseph David Miller  
Joseph David Miller – Trustee

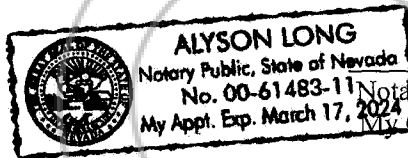
Carol Jean Miller  
Carol Jean Miller – Trustee

WITNESS the hand of said Grantor(s) this 30th day of September, 2021.

STATE OF NEVADA )  
COUNTY OF Lincoln )

SS.

The foregoing Deed of Grant was acknowledged before me this 30th day of September, 2021.



Alyson Long

My Commission Expires: March 17, 2024

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

**EXHIBIT "A"**

**The land referred to herein below is situated in the County of Lincoln, State of Nevada, and is described as follows:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LINCOLN, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST QUARTER (SW1/4) 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.

Parcel/Tax ID: 002-270-18

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 002-270-18  
 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  
 Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

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) (0.00)  
 c. Transfer Tax Value: \$ 0.00  
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 07  
 b. Explain Reason for Exemption: TRANSFER FROM TRUST 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: \_\_\_\_\_

Capacity: AGENT

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

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

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

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

Print Name: MILKER FAMILY LIVING TRUST  
 Address: 438 THIRD STREET  
 City: PANACA  
 State: NV Zip: 89042-2377

Print Name: JOSEPH DAVID MILLER, CAROL JEAN MILLER  
 Address: 438 THIRD STREET  
 City: PANACA  
 State: NV Zip: 89042-2377

**COMPANY REQUESTION RECORDING**

Print Name: Elevated Title, LLC  
 Address: 3660 Cedarcrest Road #200  
 City: Acworth

Escrow #: LNV 2116 4227  
 State: GA Zip: 30101