

LINCOLN COUNTY, NV **2021-161723**  
\$466.00  
RPTT:\$429.00 Rec:\$37.00 **11/30/2021 10:43 AM**  
FIRST AMERICAN TITLE INSURANCE COMPANY  
**OFFICIAL RECORD**  
AMY ELMER, RECORDER

A.P. No. 011-070-36  
Escrow No. 13895-2637672-DP/CJ  
R.P.T.T. \$429.00

**WHEN RECORDED RETURN TO:**

Catherine W Stewart  
3784 Whipple Lane  
Hiko, NV 89017

**MAIL TAX STATEMENTS TO:**

Catherine W Stewart  
3784 Whipple Lane  
Hiko, NV 89017

**GRANT, BARGAIN and SALE DEED**

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

Clinton J. Miller and Danielle Cunha R. Miller. Husband and wife as joint tenants

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

Catherine W Stewart, a single woman

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

**THAT PARCEL OF LAND SITUATE IN THE SOUTH HALF (S1/2) OF SECTION 14,  
TOWNSHIP 4 SOUTH, RANGE 60 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:**

**PARCEL 5A OF THAT CERTAIN PARCEL MAP RECORDED JUNE 18, 2007 IN THE OFFICE  
OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK C OF PLATS,  
PAGE 341 AS FILE NO. 129094, LINCOLN COUNTY, NEVADA RECORDS.**

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.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
a) 011-070-36  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$110,000.00  
b) Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)  
c) Transfer Tax Value: \$110,000.00  
d) Real Property Transfer Tax Due \$429.00
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: *Julie Brown*  
Signature: \_\_\_\_\_

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

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

Print Name: Clinton J. Miller and Danielle Cunha R. Miller  
Address: 8311 Kimberly Diamond Street  
City: Las Vegas  
State: NV Zip: 89139

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

Print Name: Catherine W Stewart  
Address: 3784 Whipple Lane  
City: Hiko  
State: NV Zip: 89017

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

Print Name: First American Title Insurance Company File Number: 13895-2637672 DP/JB  
Address: 2500 N Buffalo Drive, Suite 120  
City: Las Vegas State: NV Zip: 89128

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