

A.P.N.: 001-333-40
File No: 13896-2650511 (TV)
R.P.T.T.: \$1,021.80

LINCOLN COUNTY, NV **2022-162301**
\$1,058.80
RPTT:\$1021.80 Rec:\$37.00 **05/10/2022 11:50 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY BY 2 KC
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Malinda L. Lewis and Dion M. Lewis
642 Timber Crest Way
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

"Nancy R. Miller, trustee, or successor trustee(s) of the Nancy R. Miller Revocable Living Trust dated November 11, 1995", as may be subsequently amended

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

Malinda L. Lewis and Dion M. Lewis, wife and husband as joint tenants

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

THAT PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B, AND M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 26 OF SUBSEQUENT PARCEL MAP FOR J AND S PROPERTIES RECORDED JULY 12, 2004 IN PLAT BOOK C, PAGE 64 AS FILE NO. 122623 IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.

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.

the Nancy R. Miller Revocable Living Trust dated
November 11, 1995

Nancy R. Miller
Nancy R Miller, Trustee

Nancy R Miller, Trustee

STATE OF Nevada)
COUNTY OF Clark) : ss.

This instrument was acknowledged before me on 5/10/2022 by
Nancy R. Miller, Trustee .

Valeria Martinez
Notary Public
(My commission expires: 4/10/24)

VALERIA MARTINEZ
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 04-06-24
Certificate No: 16-2249-1

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 13896-2650511.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-333-40
- 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: _____

\$262,000.00

b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

c) Transfer Tax Value: _____

\$262,000.00

d) Real Property Transfer Tax Due _____

\$1,021.80

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: Nancy R. Miller

Capacity: Grantor/Seller

Signature: _____

Capacity: _____

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

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

"Nancy R. Miller, trustee, or successor trustee(s) of the Nancy R. Miller Revocable Living Trust dated November 11, 1995", as

Print Name: may be subsequently amended

Print Name: Malinda L. Lewis and Dion M. Lewis

Address: P.O. Box 750852

Address: 642 Timber Crest Way

City: Las Vegas

City: Pioche

State: NV Zip: 89134

State: NV Zip: 89043

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

FANV Direct Title/First American Title
Print Name: Insurance Company

File Number: 13896-2650511 TV/ TV

Address: 10000 W Charleston Blvd, Suite 180

City: Las Vegas

State: NV Zip: 89135

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