

**178076**

APN 007-140-45

DEED

THIS INDENTURE, made this 18<sup>th</sup> day of April, 2002, by and between GARY L. GRABER and JEBBIE GRABER, husband and wife, parties of the first part, and LYNFORD MILLER and JESAN MILLER, husband and wife, parties of the second part;

WITNESSETH:

That the parties the first part, for good and valuable consideration, to them in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, do by these presents grant, bargain and sell unto the parties of the second part, as joint tenants with right of survivorship, and not as tenants in common, and to the survivor of them, and to their assigns, and to the heirs, executors, administrators and assigns of the survivor, forever, all that certain property situate in the County of Eureka, State Nevada, more particularly described as follows:

TOWNSHIP 21 NORTH, RANGE 54 EAST, MDB&M.

Section 32: The Northerly 2,640 feet, excepting therefrom Lots 3 and 4 and S<sup>1</sup>/<sub>4</sub>W<sup>1</sup>/<sub>4</sub>

EXCEPTING THEREFROM, all oil, gas, potash and sodium as reserved in Patents executed by the United States of America recorded January 31, 1964, in Book 2, Page 00, Official Records, and on March 1, 1965, in Book 6, Page 526, Official Records, Eureka County, Nevada.

SUBJECT to exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights of way of record.

TOGETHER with any and all buildings and improvements situate thereon.

TOGETHER with all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations, and all other means for diversion or use of water appurtenant to the said land or any part thereof, for irrigation, stockwatering, domestic or any other use, including, but not limited to Certificate Numbers 10593 and 10595.

-1-

**ROSS P. EARDLEY**

ATTORNEY AT LAW  
469 IDAHO STREET  
ELKO, NEVADA 89801

TELEPHONE (775) 738-4046 - FAX (775) 738-6286

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01212897

TOGETHER with the tenements, hereditaments and appurtenances thereunto belonging or pertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto the parties of the second part, as jointenants with right of survivorship, and not as tenants in common, and to their assigns, and to the heirs, executors, administrators and assigns of the survivor, forever.

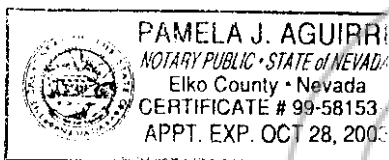
IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands the day and year first above writt.

Gary L. Graber  
GARY L. GRABER

Debbie Graber  
DEBBIE GRABER

STATE OF Nevada )  
COUNTY OF Elko ) SS.

This instrument was acknowledged before me on April 18, 2002, by GARY L. GRABER and DEBBIE GRABER.



Pamela J. Aguirre  
NOTARY PUBLIC

Send Tax Statements to Antees:  
Lynford & Susan Miller  
HC 62 Box 155  
Eureka, Nevada 89310

BOOK 347 PAGE 89  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
Stewart Title  
02 APR 29 AM 11:04

EUREKA COUNTY, NEVADA  
J.L. REBALEATI, RECORDER  
FILE NO. FEES \$15.00  
**178076**

BOOK 347 PAGE 090

**STATE OF NEVADA  
DECLARATION OF VALUE**

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument No.:	<u>178076</u>
Book:	<u>347</u> Page: <u>89</u>
Date of Recording:	<u>4-29-02</u>
Notes:	_____

1. Assessor Parcel Number(s):  
a) Portion of 007-1405  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_
2. Type of Property:  
a) \_\_\_\_\_ Vacant Land                      ) \_\_\_\_\_ Single Family Res.  
c) \_\_\_\_\_ Condo/Townhouse            ) \_\_\_\_\_ 2-4 Plex  
e) \_\_\_\_\_ Apartment Bldg.                ) \_\_\_\_\_ Comm'l/Ind'l  
g) XX Agricultural                            ) \_\_\_\_\_ Mobile Home  
i) Other: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 54,000.00  
Deed in Lieu of Foreclosure Only (1/2 of Property) \$ \_\_\_\_\_  
Transfer Tax Value \$ 54,000.00  
Real Property Transfer Tax Due: \$ 70.20

4. If Exemption Claimed:  
a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
b. Explain Reason for Exemption: \_\_\_\_\_  
\_\_\_\_\_
5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 disallowance of any claimed exemption or other determination of additional tax 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: Gary Graber Capacity: \_\_\_\_\_  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(required)  
Print Name: Gary L. Graber  
Address: HC 62 BOX 62152  
City/State/Zip: EUREKA, NV 896

**BUYER (GRANTEE) INFORMATION**  
(required)  
Print Name: Lynford Miller  
Address: HC 62 BOX 155  
City/State/Zip: EUREKA, NV 89316

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)  
Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 01212897  
Address: 810 Idaho Street  
City/State/Zip: Elko, Nevada 89801

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

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):  
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 b) \_\_\_\_\_  
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 g) XX Agricultural                            ) \_\_\_\_\_ Mobile Home  
 i) Other: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 54,000.00  
 Deed in Lieu of Foreclosure Only (Use of Property) \$ \_\_\_\_\_  
 Transfer Tax Value \$ 54,000.00  
 Real Property Transfer Tax Due: \$ 70.20

4. If Exemption Claimed:  
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Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

Signature: Lynford Miller Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(required)

Print Name: Gary L. Graber  
 Address: HC 62 BOX 62152  
 City/State/Zip: EUREKA, NV 895

**BUYER (GRANTEE) INFORMATION**  
(required)

Print Name: Lynford Miller  
 Address: HC 62 BOX 155  
 City/State/Zip: EUREKA, NV 89316

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Company Name: STEWART TIT OF NORTHEASTERN NEVADA Escrow No.: 01212897  
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