

DOC # 0215004

05/17/2010

01:33 PM

**Official Record**

Recording requested By  
ROBERT J WINES

Eureka County - NV  
Mike Rebaleati - Recorder

Fee: \$15.00 Page 1 of 2  
RPTT \$1,053.00 Recorded By: FES  
Book- 499 Page- 0310



APN: 007-440-24

After Recording Return To:

Lynford & Susan Miller  
HC 62 Box 62155  
Eureka, NV 89316

**GRANT, BARGAIN AND SALE DEED**

**THIS INDENTURE**, made and entered into as of the 7<sup>th</sup> day of May, 2010, by and between JOHN D. TROYER and LOUISE R. TROYER, husband and wife, Grantors; and LYNFORD M. MILLER and SUSAN MILLER, husband and wife as community property with right of survivorship, Grantees;

**WITNESSETH:**

That the Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful, current money of the United States of America, to them in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said Grantees, as husband and wife as community property with right of survivorship, and to the successors and assigns of the Grantees forever, those certain parts, pieces or parcels of real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

TOWNSHIP 22 NORTH, RANGE 54 EAST, MDB&M

Section 33: SE¼

EXCEPTING THEREFROM, all coal and other valuable minerals and all fissionable materials as reserved in Patent executed by the United States of America recorded March 18, 1954, in Book 24, Page 313, Deed Records, Eureka County, Nevada.

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FURTHER EXCEPTING THEREFROM, all oil and gas as reserved in Deed executed by RICHARD E. KEPHART and MARI A. KEPHART recorded on September 17, 1976, in Book 26, Page 466, Official Records, Eureka County, Nevada.

TOGETHER WITH any and all buildings and improvements situate thereon.

TOGETHER WITH all water and water rights, ditches, diversions, roadway and access easements associated therewith.

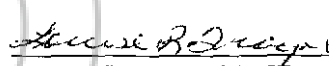
TOGETHER WITH the tenements, hereditament and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT to all conditions, covenants, easements, exceptions, reservations, restrictions, and rights of way of record.

**TO HAVE AND TO HOLD**, all and singular, the said premises, together with the appurtenances unto the said Grantees, and to the successors and assigns of the Grantees forever.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands as of the day and year first hereinabove written.

  
JOHN D. TROYER

  
LOUISE R. TROYER

STATE OF NEVADA       )  
                                      ) SS.  
COUNTY OF ELKO       )

On this 7<sup>th</sup> day of May, 2010, personally appeared before me, a Notary Public, JOHN D. TROYER and LOUISE R. TROYER, known or proved to me to be said persons, who acknowledged that they executed the foregoing Grant, Bargain and Sale Deed.



  
NOTARY PUBLIC



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State of Nevada  
Declaration of Value

DOC # DV-215004

05/17/2010

01:33 PM

Official Record

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ROBERT J WINES

Book

Eureka County - NV

Date

Mike Rebaleati - Recorder

Note:

Page 1 of 1 Fee: \$15.00  
Recorded By: FES RPTT: \$1 053.00  
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1. Assessor Parcel Number(s)

a) 007-440-24  
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

3. Total Value/Sales Price of Property:

\$ 270,000.00

Deed in Lieu of Foreclosure Only (value of property)

\$

Transfer Tax Value per NRS 375.010, Section 2:

\$

Real Property Transfer Tax Due:

\$ 1,053.00

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 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 Attorney

Signature

Capacity

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: John and Louise Troyer  
Address: HC 82, Box 62126  
City: Eureka  
State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Lynford and Susan Miller  
Address: HC 62 Box 62155  
City: Eureka  
State: NV Zip: 89316

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Robert J. Wines, Prof. Corp.

Escrow #

Address: 687 6th Street, Suite 1

City: Elko

State: NV

Zip: 89801

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