



0215685

APN: 001-143-03

Recording Requested By  
and Return to:

Stewart Title  
810 Idaho St.  
Elko NV 89801

The undersigned affirms that  
this document does not contain  
a social security number.

Grantees' Address/  
Mail tax statement to:

P.O. Box 907  
Eureka, NV 89316  
1032927-20

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into this 5<sup>th</sup> day of October, 2010,  
by and between JOHN D. MILES and ANN MILES, husband and wife, Grantors, and  
JAMES W. WATSON and TAMMY J. WATSON, husband and wife, as joint tenants with  
right of survivorship, Grantees.

**WITNESSETH:**

FOR VALUABLE CONSIDERATION RECEIVED, Grantors do hereby grant,  
bargain, sell and convey unto the said Grantees, as joint tenants with right of survivorship,  
and to the assigns, heirs, executors, administrators and successors of the survivor, forever, all  
those certain lots, pieces, or parcels of land situate, lying and being in the County of Eureka,  
State of Nevada, and more particularly described as follows:

Lot 3, Block A, RUBY HILL ESTATES SUBDIVISION, TOWNSITE OF  
EUREKA, according to the official map thereof, filed in the Office of the  
County Recorder of Eureka County, State of Nevada, as File Number 98941.

EXCEPTING THEREFROM all uranium, thorium, or any other material  
which is or may be peculiarly essential to the production of fissionable  
materials, whether or not of commercial value, reserved by the United States of  
America, by Patent recorded December 19, 1947, in Book 23, Page 226, Deed  
of Records, Eureka County, Nevada.

GOICOCHEA, DI GRAZIA, COYLE & STANTON, LTD.  
ATTORNEYS AT LAW  
530 IDAHO STREET - P.O. BOX 1358  
ELKO, NEVADA 89801  
(775) 738-8091

**TOGETHER WITH** all buildings and improvements situate thereon.

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

**SUBJECT TO** any and all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights-of-way of record.

**TO HAVE AND TO HOLD** the said premises, together with the appurtenances, unto the said Grantees, as joint tenants with right of survivorship, and to the assigns, and the heirs, executors, administrators and successors of the survivor, forever.

**IN WITNESS WHEREOF**, the Grantors have executed this deed the day and year first hereinabove written.


**GRANTORS:**

  
\_\_\_\_\_  
JOHN D. MILES

  
\_\_\_\_\_  
ANN MILES

STATE OF NEVADA        )  
                                      : ss.  
COUNTY OF NYE        )

This instrument was acknowledged before me on the 5 day of OCTOBER, 2010, by **JOHN D. MILES** and **ANN MILES**.

 JERRINA L. DOUGHERTY  
NOTARY PUBLIC  
STATE OF NEVADA  
NYE COUNTY  
APPT. No. 09-9924-14  
MY APPT. EXPIRES MAY 8, 2013

  
\_\_\_\_\_  
NOTARY PUBLIC

GOICOECHEA, DI GRAZIA, COYLE & STANTON, LTD.  
ATTORNEYS AT LAW  
530 IDAHO STREET - P.O. BOX 1358  
ELKO, NEVADA 89801  
(775) 738-8091

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 001-143-08  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property

a) <input checked="" type="checkbox"/>	Vacant Land	b) <input type="checkbox"/>	Single Family Residence
c) <input type="checkbox"/>	Condo/Twnhse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apartment Bldg.	f) <input type="checkbox"/>	Commercial/Industrial
g) <input type="checkbox"/>	Agricultural	h) <input checked="" type="checkbox"/>	Mobile Home
i) <input type="checkbox"/>	Other		

3. Total Value/Sales Price of Property \$68,000.00  
 Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \$45,000.00  
 Real Property Transfer Tax Due: \$175.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per NRS 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 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: Grantor  
John D. Miles  
 Signature: \_\_\_\_\_ Capacity: Grantee  
James W. Watson

<b><u>SELLER (GRANTOR) INFORMATION</u></b>	<b><u>BUYER (GRANTEE) INFORMATION</u></b>
Print Name: <u>John D. Miles</u>	Print Name: <u>James W. Watson</u>
Address: <u>HC 65 Box 203</u>	Address: <u>P.O. Box 907</u>
City/State/Zip <u>Austin, NV 89310</u>	City/State/Zip <u>Eureka, NV 89316</u>

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**  
 Company Name: Stewart Title of Nevada Escrow No 1032927-20  
 Address: 810 Idaho Street  
 City Elko State: NV Zip 89801