

Send recorded document to:

Owen and Cheryl Miller
P. O. Box 62195
Eureka, NV 89316
07-370-46



0224866

DEED CONVEYING INTEREST IN REAL PROPERTY
EFFECTIVE UPON DEATH OF THE GRANTOR

I, *Owen and Cheryl Miller*, a married couple, hereby convey to my our son *Kyle Lee Miller, a single man, and our daughter Ranelle Joy Miller, a single woman*, the following described real property located in the *City of Eureka, County of Eureka, State of Nevada*, more particularly described as follows, to-wit:

Parcel 2 as shown on that certain Division of Land into the Large Map filed in the Office of the City Recorder of Eureka County, State of Nevada, on November 20, 2000, as filed M75607, being a portion of Section 21 and 28, Township 20 North, Range 53 East, MD B&M.

EXCEPTING THEREFROM all the oil and gas lying in and under said land as reserved by the United States of America in patents recorded September 21, 1964, in Book 5, Page 82, and December 30, 1965, in Book 9, Page 422, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM one half of mineral rights, oil or gas as reserved by EDWIN C. BISHOP and LETA B. BISHOP, his wife, in Deed recorded August 23, 1964, in Book 65, Page 317, Official Records, Eureka Nevada.

FURTHER EXCEPTING THEREFROM an undivided 25% interest in and to all minerals of every kind, nature and description lying in and under said land as conveyed to Ivan L. Smart, an unmarried man, In Deed recorded May 2, 1994, in Book 268, Page 463, and recorded May 5, 1994, in Book 269, Page 12, Official Records, Eureka County, Nevada.

TOGETHER with all buildings and improvements.

TOGETHER with the following rights appurtenant to said property:

- A. 566.16 ac feet from Permit No. 23739 (Certificate No. 6723) as issued by the State Engineer, Department of Water Resources, State of Nevada.
- B. 387.20 ac feet from Permit N. 19218 (Certificate N. 6713) as issued by the State Engineer, Department of Water Resources, State of Nevada.

TOGETHER with all mineral rights owned by the first party, if any.

AND

Parcel 4 as shown on that certain Division of Land into Large Parcels Map filed in the Office of the County Recorder of Eureka County, State of Nevada, on November 20, 2000, File No. 175607, being a portion of Sections 21 and 28, Township 20 North, Range 53 East, MDB&M.

EXCEPTING FROM that portion lying within the NW1/4NW1/4 of Section 28 an undivided one-half (1/2) interest in and to all oil and gas lying in and under said land as reserved by ANGEL CAROL FLORIO BERVILER in Deed recorded August 20, 1964, in Book 5, Page 339, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM that portion lying within Lots 3,4,5,6,12,13,14 and 15 of Section 21, all the oil and gas lying in and under said land as reserved by the United States of America in patents recorded September 21, 1964, in Book 5, Page 582 , and December 30, 1965, in Book 9, Page 422, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM that portion lying within Lots 3,4,5,6,12,13,14 and 15 of Section 21, on-half- of minerals rights, oil and gas as reserved by EDWIN C. BISHOP and LETA B. BISHOP, his wife, in Deed Recorded August 23, 1978, in Book 65, Page 317, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM all of the above described land an undivided 25% interest in and to all minerals of every kind, nature and description lying in and under said land as conveyed to IVAN L. SMART, an unmarried man, in Deed recorded May 2, 1994, in Book 268, Page 463, and recorded May 5, 1994, in Book 269, Page 12, Official Records, Eureka County, Nevada.

SUBJECT to all taxes and assessments, reservations, exceptions, easements, rights of way , limitations, covenants, conditions, restrictions, terms, liens, charges, and licenses affecting the property of record.

TOGETHER with all buildings and improvements thereon, including the water well pump and motor and pivot system on said property.

TOGETHER with the following water rights appurtenant to said property: 371.22 acre feet from Well No. 5, Permit No. 23738, as issued by the State Engineer, Department of Water Resources , State of Nevada.



AND

A Parcel of land located in Section 28, T.20 N, R.53 E., M.D.B. & M., Eureka County, Nevada, being a portion that Parcel shown on a Boundary Line Ajustment , Record of Survey, for Owen and Cheryl Miller, Jerry R. Martin, John T. Flaherty, Becky O' Flaherty and Curtis P. Hayward, on file in the Office of the Eureka County Recorder, Eureka, Nevada, as file No. Book 196151, more particularly described as follows:

Commencing at the Northwest Corner of Parcel No., 4, as shown on Parcel Map for Jerry R. Martin, John T. & Becky O' Flaherty and Curtis P. Hayward, on file in the Office of the Eureka County Recorder, Eureka, Nevada, as file No. 163256, thence N 88 12' 50" E, 118.47 feet, along the Northerly Line of said Parcel No. 4, to Corner No. 1 the True Point of Beginning.

Thence continuing N 88 12" 50" E, 86.46 feet, along said Northerly Line of Parcel No. 4, to Corner No. 2;

Thence South, 27.48 feet, to Corner No. 3;

Thence East, 30.00 feet, to Corner No.4;

Thence North 28.42 feet, to Corner No. 5, a point being on the Northerly Line of said Parcel No. 4;

Thence N 88 12' 50" E, 89.61 feet, along said Northerly line of Parcel N.4, to Corner No. 5, a point being the Northwest Corner of said Parcel No. 4;

Thence S 00 13' 02" E, 100.28 feet, along the Easterly Line of said Parcel No.4, to Corner No. 6;

Thence S 88 24' 43" W, 206.43 feet, to Corner No. 7;

Thence N 00 00' 44" W, 99.57 feet, to Corner No.1, the point of beginning containing 0.454 acres, more or less.

This Deed is revocable. This Deed does not transfer any ownership until the death of Grantor. This Deed revokes all prior Deeds by the Grantor(s) which convey the same real property pursuant to Subsection 1 of NRS 111. 109 regardless of whether the prior Deeds failed to convey the Grantor(s) entire interest in the same real property.

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



TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said Grantee(s), and to his heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand the day and year first above written.

Owen Miller
Owen Miller

9-16-13
Date

Cheryl Miller
Cheryl Miller

9-16-13
Date

STATE OF NEVADA)
)ss.
COUNTY OF EUREKA)

On September 16, 2013, personally appeared before me, a Notary Public, **OWEN AND CHERYL MILLER**, personally known or proved to me to be the persons whose name(s) are subscribed to the above instrument who acknowledged that they executed this instrument.

[Signature]
NOTARY PUBLIC



DECLARATION OF VALUE

FOR RECORD
Document
Book:
Date of R:
Notes:

DOC # DV-224866

09/16/2013 10:27 AM

Official Record

Recording requested By
OWEN MILLER

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of Fee: \$17.00
Recorded By: FES RPTT:
Book- 555 Page- 0035

1. Assessor Parcel Number (s)

- a) 007-370-46
b) _____
c) _____
d) _____

2. Type of Property:

- | | | | |
|--|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apl. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input checked="" type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 10
b. Explain Reason for Exemption: Deed to Children upon death

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 Owen Miller Capacity Grantor
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Owen + Cheryl Miller
Address: HC 62 Box 62195
City: Eureka
State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Owen Cheryl Miller
Address: HC 62 Box 62195
City: Eureka
State: NV Zip: 89316

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)