

EUREKA COUNTY, NV
RPTT:\$1462.50 Rec:\$35.00
\$1,497.50 Pgs=5
STEWART TITLE ELKO
LISA HOEHNE, RECORDER

2018-235177

05/24/2018 01:34 PM

A.P.N. No.:	007-440-17
File No.:	190803
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
Lavon S. Miller	
HC 62 Box 62186	
Eureka, NV 89316	

(for recorders use only)

GRANT, BARGAIN AND SALE DEED

(Title of Document)

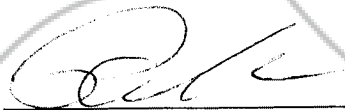
Please complete Affirmation Statement below:

X I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law:

_____ (State specific law)



Signature

ESCROW OFFICER

Title

PAMELA J. AGUIRRE
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1 - 2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

FOR VALUE RECEIVED the undersigned GRANTORS hereby grant, bargain and sell all right, title and interest in and to the following property in Eureka County, Nevada, to the following GRANTEEES:

Grantors: ROBERT E. BURNHAM and CAROL T. BURNHAM, husband and wife.

Grantees: LAVON S. MILLER and KRISTI R. MILLER, husband and wife.

Taking title as: Community Property with Right of Survivorship.

Estate conveyed: Fee simple.

Legal description of property conveyed:

All that certain property situate in the County of Eureka, State of Nevada, more particularly described in EXHIBIT A attached hereto and made a part hereof.

TOGETHER WITH all 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.

APN: 007-440-17

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271

GRANTORS:

DATED: ~~April~~ ^{May} 23, 2018

By: *Robert E. Burnham*
ROBERT E. BURNHAM

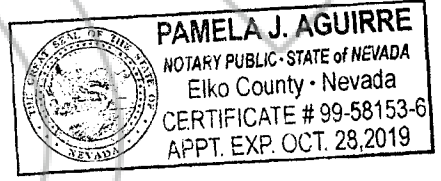
DATED: ~~April~~ ^{May} 23, 2018

By: *Carol T. Burnham*
CAROL T. BURNHAM

STATE OF NEVADA,)
) SS.
COUNTY OF ELKO)

^(P) On ~~April~~ ^{May} 23, 2018, personally appeared before me, a Notary Public, **ROBERT E. BURNHAM**, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the above instrument.

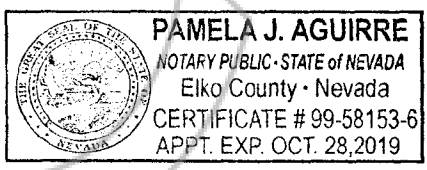
P. Aguirre
NOTARY PUBLIC



STATE OF NEVADA,)
) SS.
COUNTY OF ELKO)

^(P) On ~~April~~ ^{May} 23, 2018, personally appeared before me, a Notary Public, **CAROL T. BURNHAM**, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the above instrument.

P. Aguirre
NOTARY PUBLIC



18040301.skj.vpjd



EXHIBIT A

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:

A tract of land located in Eureka County, Nevada, in Section 32, Township 22 North, Range 54 East, M.D.B.&M., more particularly described as follows:

Beginning at a point South $89^{\circ}59'$ West, a distance of 5271.35 feet from the South $1/4$ corner of Section 28, Township 22 North, Range 54 East, M.D.B.&M.;

Thence South $00^{\circ}04'36''$ East, a distance of 1112.12 feet;

Thence South $89^{\circ}59'$ West, a distance of 15.40 feet to a point of intersection with a non-tangent curve;

Thence North-westerly a distance of 1546.98 feet along the arc of said curve, which curve is concave to the Southwest, having a radius of 1330.00 feet, and whose chord bears North $42^{\circ}51'22''$ West, a distance of 1462.44 feet;

Thence North $00^{\circ}04'36''$ West, a distance of 39.77 feet, a point on the South section line of Section 29;

Thence North $89^{\circ}59'$ East, a distance of 1008.66 feet to the point of beginning.

Said land also being shown as Parcel 1 as shown on that certain Parcel Map for Robert O. and Elaine W. Burnham filed in the office of the County Recorder of Eureka County, State of Nevada, on March 6, 1995, as File No. 157205, being a portion of Section 32, Township 22 North, Range 54 East, M.D.B.&M.

EXCEPTING THEREFROM all oil, gas, potash and sodium as reserved in Patents executed by The United States of America, recorded March 9, 1965, in Book 6 of Official Records at Pages 550 and 555, Eureka County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 007-440-17
 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'/'Ind'l
 g. Agricultural h. Mobile Home
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 375,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 375,000.00
 d. Real Property Transfer Tax Due \$ 1,462.50

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 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 _____ Capacity GRANTOR
Robert E. Burnham and Carol T. Burnham
[Signature]
 Signature _____ Capacity GRANTEE
Lavon S. Miller and Kristi R. Miller
[Signature]

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Robert E. Burnham, et ux
 Address: HC 62 Box 62153
 City: Eureka
 State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lavon S. Miller, et ux
 Address: HC 62 Box 62186
 City: Eureka
 State: NV Zip: 89316

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

Print Name: Stewart Title Company Escrow # 190803
 Address: 810 Idaho St
 City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED