

<b>A.P.N. No.:</b>	007-440-16
<b>File No.:</b>	190813
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>When Recorded Mail To:</b>	
Lavon S. Miller	
HC 62 Box 62186	
Eureka, NV 89316	

EUREKA COUNTY, NV	<b>2018-235180</b>
RPTT:\$487.50 Rec:\$35.00	05/24/2018 02:33 PM
\$522.50 Pgs=3	
STEWART TITLE ELKO	
LISA HOEHNE, RECORDER	

(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

PAMELA J. AGUIRRE  
Print Signature

ESCROW OFFICER  
Title

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 GRANTOR hereby grants, bargains and sells all right, title and interest in and to the following property in Eureka County, Nevada, to the following GRANTEEES:

**Grantors:** ELAINE W. BURNHAM, a widow.

**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:**

Parcel 3 as shown on the Parcel Map for Robert O. and Elaine W. Burnham filed in the office of the County Recorder of Eureka County, State of Nevada, on June 19, 1998, as File No. 170209, being a portion of Section 32, Township 22 North, Range 54 East, M.D.B.&M.

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.

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.

APN: 007-440-16

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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WILSON | BARROWS | SALYER | JONES

442 Court Street | Elko, Nevada 89801 | 775.738.7271



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 007-440-16  
 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  
 Other \_\_\_\_\_

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

3. a. Total Value/Sales Price of Property                      \$ 125,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 125,000.00  
 d. Real Property Transfer Tax Due                                \$ 487.50

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 _____ Elaine W. Burnham	Capacity _____	<u>GRANTOR</u>
Signature _____ Lavon S. Miller and Kristi R. Miller	Capacity _____	<u>GRANTEE</u>

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Elaine W. Burnham  
 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 # 190813  
 Address: 810 Idaho St  
 City: Elko    State: NV                      Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED