

APN 001-143-03

**GRANTEES:**

John D. Miles and  
Ann Miles, Trustees  
John and Ann Miles Family Trust  
107 Del Drive  
Kingston NV 89310

EUREKA COUNTY, NV	<b>2019-238205</b>
RPTT:\$0.00 Rec:\$35.00	
\$35.00 Pgs=2	<b>02/19/2019 09:08 AM</b>
KAEMPFER CROWELL	
LISA HOEHNE, CLERK RECORDER	E07

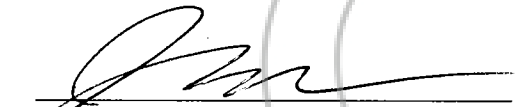
**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

Steven E. Tackes, Esq.  
Kaempfer Crowell  
510 West Fourth Street  
Carson City, NV 89703

**MAIL TAX STATEMENTS TO:**

John D. Miles and  
Ann Miles, Trustees  
John and Ann Miles Family Trust  
107 Del Drive  
Kingston NV 89310

I affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).

  
\_\_\_\_\_  
John D. Miles

**GRANT, BARGAIN, AND SALE DEED**

THIS INDENTURE made this 1<sup>st</sup> day of February, 2019, between JOHN D. MILES and ANN MILES, husband and wife as joint tenants, as Grantors and Party of the First Part; and JOHN D. MILES and ANN MILES, Trustees, or their successor, under the JOHN AND ANN MILES FAMILY TRUST dated February 1, 2019, and any amendments thereto, as Grantees and Party of the Second Part.

**WITNESSETH:**

That the said Party of the First Part, for no consideration, does by these presents Grant, Bargain, Sell, and Convey unto the said Party of the Second Part, as aforesaid, all of their interest in the following described certain real property and improvements situated in the County of Eureka, State of Nevada, and more particularly described as follows:

Lot 3, Block A RUBY HILLS 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.

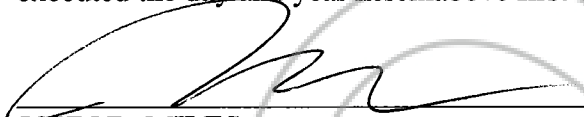
EXCEPTING THEREFROM all uranium, thorium, or any other material which is or may be peculiarly essential to the production of fissionable materials, whether or not of commercial value, reserved by the United States of America, by Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka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

TOGETHER with the improvements thereon and all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

Also known as 620 W. McCoy Street, Eureka, NV; APN 001-143-03.

Legal description from Trustee's Deed Upon Sale recorded September 23, 2013 as Document No. 224887.

IN WITNESS WHEREOF, the Party of the First Part has caused this conveyance to be executed the day and year hereinabove first written.

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

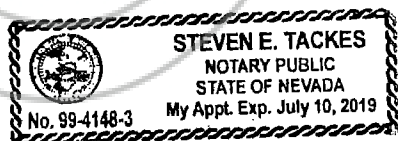
  
\_\_\_\_\_  
ANN MILES  
Grantor

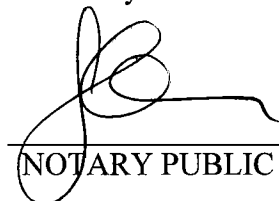
**ACKNOWLEDGMENT**

STATE OF NEVADA }  
CARSON CITY } ss.

On this 1<sup>st</sup> day of February, 2019, before me, the undersigned, a Notary Public, personally appeared JOHN D. MILES and ANN MILES known to me to be the persons described herein, who executed the foregoing instrument as Grantors, and they acknowledged to me that they executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



  
\_\_\_\_\_  
NOTARY PUBLIC (SEAL)

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 001-143-03 \_\_\_\_\_
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property**

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00  
 \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ 0.00  
 \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7 \_\_\_\_\_
- b. Explain Reason for Exemption: transfer without consideration to or from a trust \_\_\_\_\_

**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 \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: John D. Miles and Ann Miles  
 \_\_\_\_\_  
 Address: HC 65 Box 203  
 City: Austin  
 State: NV Zip: 89310

Print Name: John D. Miles and Ann Miles, Trustees  
 John and Ann Miles Family Trust  
 \_\_\_\_\_  
 Address: 107 Del Drive  
 City: Kingston  
 State: NV Zip: 89310

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

Print Name: Kaempfer Crowell Law Firm Escrow #: \_\_\_\_\_  
 Address: 510 West Fourth St.  
 City: Carson City State: NV Zip: 89703