

ASSESSOR'S PARCEL NO. 003-021-01

WHEN RECORDED MAIL TO:

W. VITO LANUTI, ESQ.
W. VITO LANUTI & ASSOCIATES, PC
16400 PACIFIC COAST HWY., #201
HUNTINGTON BEACH, CA 92649

MAIL TAX NOTICES TO:

RICHARD L. MILLER
4753 HOOKTREE ROAD
29 PALMS, CA 92277

EUREKA COUNTY, NV

RPTT:\$0.00 Rec:\$37.00

\$37.00 Pgs=4

U.S. DEEDS

LISA HOEHNE, CLERK RECORDER

2020-240022

01/16/2020 08:25 AM

E07

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RICHARD L. MILLER, Trustee, under the ANNA M. MILLER TRUST dated January 6, 2005 (herein, "Grantor"), whose address is 4753 Hooktree Road, 29 Palms, CA 92277, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to RICHARD L. MILLER, an unmarried man (herein, "Grantee"), whose address is 4753 Hooktree Road, 29 Palms, CA 92277, all of Grantor's right, title and interest in and to that certain real property located in Eureka County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 141 Boulder Lane, Crescent Valley, NV 89821

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated this 10th day of December, 2019.

GRANTOR:

ANNA M. MILLER TRUST dated January 6,
2005



RICHARD L. MILLER, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE)

On December 10, 2019 before me, Patricia Hernandez, Notary Public
(insert name and title of the officer)

personally appeared Richard L. Miller
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

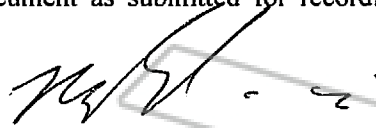
WITNESS my hand and official seal.

Signature  (Seal)



Affirmation Statement

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.



Richard L. Miller
Title: Grantee

DRAFT

EXHIBIT A

Lot 4 in Block 2 as shown on the map of CRESCENT VALLEY RANCH & FARMS, UNIT NO. 3, recorded in the Office of the Eureka County, Nevada, Recorder on November 5, 1959.

Per NRS 111.312, this legal description was previously recorded in Book 408, Page 385, on April 5, 2005, in the office of the Recorder of Elko County, Nevada.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 003-021-01
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

\$ 10,000.00

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$ 10,000.00

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 from Trust to Trust beneficiary for no consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 [Signature] Capacity GRANTOR

Signature [Signature] Capacity GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Richard L. Miller, Trustee, Anna M. Miller
Address: 4753 Hooktree Road Trust
City: 29 Palms
State: CA Zip: 92277

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Richard L. Miller
Address: 4753 Hooktree Road
City: 29 Palms
State: CA Zip: 92277

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

Print Name: U.S. Deeds, P.A. Escrow #: _____
Address: 423 Lithia Pinecrest Road
City: Brandon State: FL Zip: 33511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED