

| | |
|---|------------|
| A.P.N. No.: | 001-211-03 |
| R.P.T.T. | \$1,131.00 |
| File No.: | 1151979 |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: <i>Same as below</i> | |
| When Recorded Mail To: | |
| Strider Miller and Kelly Miller | |
| P.O. Box 409 | |
| Eureka, NV 89316 | |

| | |
|-----------------------------|----------------------------|
| EUREKA COUNTY, NV | 2021-244704 |
| RPTT:\$1131.00 Rec:\$37.00 | |
| \$1,168.00 Pgs=2 | 04/23/2021 01:50 PM |
| STEWART TITLE ELKO | |
| LISA HOEHNE, CLERK RECORDER | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Dennis Burton and Rhea Burton, husband and wife, as Joint Tenants with Rights of Survivorship** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Strider Miller and Kelly Miller, husband and wife, as Joint Tenants with Rights of Survivorship**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Lot 3, Block A, of the NORTHRIDGE SUBDIVISION, according to the official map thereof, filed in the office of the County Recorder of Eureka County, State of Nevada, on June 5, 1998, as File Number 170713.

EXCEPTING THEREFROM all the coal and other mineral deposits lying in and under said land as reserved by THE UNITED STATES OF AMERICA, in Patent recorded May 21, 1973, in Book 45, Page 387, Official Records of Eureka County, Nevada.

APN: 001-211-03

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: APRIL 12 2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Dennis Burton

Dennis Burton

Rhea Burton

Rhea Burton

State of Nevada)
County of Eureka) ss

This instrument was acknowledged before me on the 12th day of April, 2021
By: Dennis Burton and Rhea Burton

Signature: Diane D. Podborny
Notary Public

Diane D. Podborny
My Commission Expires: Dec 31, 2024



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-211-03
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 RECORDERS OPTIONAL USE ONLY

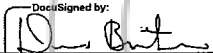
Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property \$ 290,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 290,000.00
d. Real Property Transfer Tax Due \$ 1,131.00

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
Dennis Burton
Signature _____ Capacity Grantee
Strider Miller

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Dennis Burton and Rhea Burton
Address: P.O. Box 495
City: Eureka
State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Strider Miller and Kelly Miller
Address: P.O. Box 409
City: Eureka
State: NV Zip: 89316

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

Print Name: Stewart Title Company Escrow # 1151979
Address: 810 Idaho St
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-211-03
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 RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property \$ 290,000.00
b. Deed in Lieu of Foreclosure Only (value of property) ()
c. Transfer Tax Value: \$ 290,000.00
d. Real Property Transfer Tax Due \$ 1,131.00

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 _____ |
| Dennis Burton | | |
| Signature <small>Declarant by</small> <u>Strider Miller</u> | Capacity _____ | Grantee _____ |
| Strider Miller | | |

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

Print Name: Dennis Burton and Rhea Burton
Address: P.O. Box 495
City: Eureka
State: NV Zip: 89316

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

Print Name: Strider Miller and Kelly Miller
Address: P.O. Box 409
City: Eureka
State: NV Zip: 89316

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

| | |
|--|------------------------------------|
| Print Name: <u>Stewart Title Company</u> | Escrow # <u>1151979</u> |
| Address: <u>810 Idaho St</u> | |
| City: <u>Elko</u> | State: <u>NV</u> Zip: <u>89801</u> |

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED