

<b>A.P.N. No.:</b>	007-397-09, 007-397-10
<b>R.P.T.T.</b>	\$1,092.00
<b>File No.:</b>	2489500
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Joaquin Miller and Amber Miller	
PO Box 1055	
Eureka, NV 89316	

EUREKA COUNTY, NV	<b>2024-254117</b>
RPTT:\$1092.00 Rec:\$37.00	
\$1,129.00 Pgs=2	<b>12/31/2024 09:19 AM</b>
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Robert Dory and Luz Dory, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Joaquin Miller and Amber Miller, husband and wife, as joint tenants with right of survivorship**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Lots 3 of Lot 2 (APN 007-397-09) and 4 of Lot 2 (APN 007-397-10), as shown on that certain Parcel Map filed in the office of the County Recorder of Eureka County, State of Nevada, on November 14, 1989, as File No. 130646, being a portion of E1/2 of Section 17, Township 20 North, Range 53 East, M.D.B.&M.

Excepting Therefrom all of the oil and gas, in and under said land, reserved by the United States of America, in patent recorded April 15, 1966, in Book 10, Page 331, Official Records, Eureka County, Nevada.

**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: 12/9/24

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

R - Dory  
Robert Dory

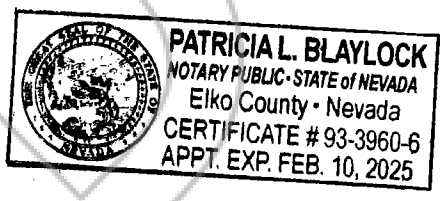
Luz Lu Dory  
Luz Dory

State of Nevada )  
County of Elko ) ss

This instrument was acknowledged before me on the 9<sup>th</sup> day of December, 2024  
By: Robert Dory and Luz Dory

Signature: [Signature]  
Notary Public

My Commission Expires: 2/10/25



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 007-397-09  
b) 007-397-10  
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                      \$ 280,000.00  
b. Deed in Lieu of Foreclosure Only (value of property)                      ( \_\_\_\_\_ )  
c. Transfer Tax Value:    \$ 280,000.00  
d. Real Property Transfer Tax Due    \$ 1,092.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_%**

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 Dory

Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

Joaquin Miller

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

Print Name: Robert Dory and Luz Dory  
Address: Po Box 188  
City: Eureka  
State: NV Zip: 89316

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

Print Name: Joaquin Miller and Amber Miller  
Address: PO Box 1055  
City: Eureka  
State: NV Zip: 89316

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

Print Name: Stewart Title Company Escrow # 2489500  
Address: 810 Idaho St  
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED