

**RECORDING REQUESTED BY:**

North American Deed Company  
2700 E. Sunset Rd, Suite 20  
Las Vegas, NV 89120-3519  
PH: 888-715-6400

**AFTER RECORDING MAIL TO:**

Frederick T. Miller and Karen E. Miller  
1188 Sage Ocean Court  
Gardnerville, NV 89410

**MAIL TAX STATEMENT TO:**

Frederick T. Miller and Karen E. Miller  
1188 Sage Ocean Court  
Gardnerville, NV 89410

**RPTT:** \$0.00 Exempt (8)

**APN:** 1220-17-501-016

Exempt (8): A transfer of title to or from a trust, if the transfer is made without consideration.

**GRANT, BARGAIN, SALE DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT,

**Frederick T. Miller and Karen Miller, aka Karen E. Miller, husband and wife as Joint Tenants with right of survivorship**

For no consideration, do(es) hereby Grant, Bargain, Sell and Convey unto:

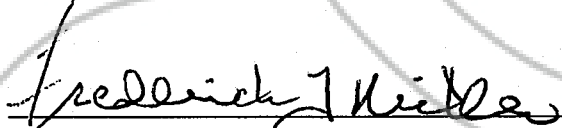
**Frederick T. Miller and Karen E. Miller, Trustees, or their successors in trust, under the MILLER LIVING TRUST, dated September 1, 2000 and any amendments thereto, as described on that Certificate of Trust attached hereto as Exhibit "A", to have and to hold as Community Property of  
**Frederick T. Miller and Karen Miller aka Karen E. Miller****

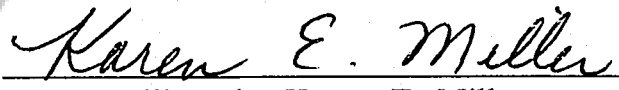
ALL that real property situated in the County of **Douglas**, State of **Nevada**, more particularly described in Exhibit "B", attached hereto

Prior Recorded Doc. Ref.: Grant, Bargain, Sale Deed: Recorded January 14, 2000; Doc. No. 0484453

- Subject To:
1. Taxes for the Current fiscal year, paid current
  2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

WITNESS my/our hand(s), this 1<sup>st</sup> day of September, 2000.

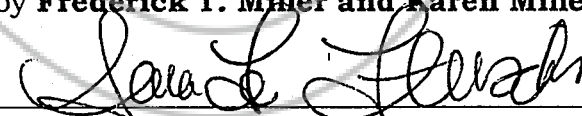
  
Frederick T. Miller

  
Karen Miller aka Karen E. Miller

STATE OF NEVADA }  
                              }ss:  
COUNTY OF DOUGLAS }

**NOTARY STAMP/SEAL**

This instrument was acknowledged before me, this  
1<sup>st</sup> day of September, 2000,  
by **Frederick T. Miller and Karen Miller aka Karen E. Miller.**

  
Notary Public  
My Commission Expires: \_\_\_\_\_



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BK0900PG3041

# Certificate of Trust

The undersigned Trustors and Trustees hereby certify the following:

1. This Certificate of Trust refers to the MILLER LIVING TRUST, dated September 01, 2000 under a revocable trust agreement executed on September 01, 2000 by FREDERICK T. MILLER and KAREN E. MILLER as Trustors.
2. The address of the Trustors is 1188 Sage Ocean Court, Gardnerville, Nevada 89410.
3. The initial Trustees of the Trust are:

FREDERICK T. MILLER  
KAREN E. MILLER

4. The present Trustees are:

FREDERICK T. MILLER  
KAREN E. MILLER

5. Unless otherwise provided in our Trust Agreement, when either one or both of us are serving as Trustee under our Trust, that one or either of us may conduct business and act on behalf of our Trust without the consent of any other Trustees.
6. Our Trustees under our Trust Agreement are authorized to acquire, sell, convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property in our Trust name. All powers of our Trustees are fully set forth in Article Fourteen of our Trust Agreement.
7. Our Trust has not been revoked and there have been no amendments limiting the powers of our Trustees over trust property.
8. No person or entity paying money to or delivering property to our Trustee shall be required to see to its application. All persons relying on this document regarding our Trustee(s) and their powers over trust property shall be held harmless for any resulting loss or liability from such reliance. A copy of this Certificate of Trust shall be just as valid as the original.

The undersigned certify that the statements in this Certificate of Trust are true and correct and that it was executed in the County of Washoe, Nevada on September 01, 2000.

**EXHIBIT A**

Trustors:

Frederick T. Miller  
FREDERICK T. MILLER

Karen E. Miller  
KARENE. MILLER

Trustees:

Frederick T. Miller  
FREDERICK T. MILLER

Karen E. Miller  
KARENE. MILLER

STATE OF NEVADA )

COUNTY OF WASHOE )

SS

This instrument was acknowledged before me on September 01, 2000 by FREDERICK T. MILLER and KAREN E. MILLER, Trustors and Trustees.

Sara Lee Fleischer  
Notary Public

My Commission Expires: \_\_\_\_\_

Prepared by:  
Bradley B Anderson  
Anderson & Dorn, Ltd.  
294 East Moana Lane, Suite B-27  
Reno, NV 89502-4634  
(775) 823-9455 FAX (775) 823-9456



**EXHIBIT "B"**  
LEGAL DESCRIPTION

Situate in Douglas County, State of Nevada, described as follows:

A parcel of land located within a portion of the Northeast one-quarter of the Northeast one-quarter of Section 17, Township 12 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of Parcel 1 and being a 1/2" iron pipe as shown on the Parcel Map for J.D. Drayton, Document No. 71987 of the Douglas County Recorder's Office, said point bears S. 80° 05' 53" W., 935.72 feet from the Northeast corner of said Section 17, being a 1" iron pipe;

thence S. 00° 37' 50" W., 311.49 feet;

thence N. 88° 56' 51" W., along the Northerly line of the Bauer parcel as recorded in Book 493, at Page 2090, as Document No. 304504 of the Douglas County Recorder's Office, 342.28 feet to a 5/8" rebar and a point on the Easterly line of a 50' wide easement as shown on said Parcel Map;

thence N. 00° 21' 48" W., along said Easterly line, 301.92 feet to a 1/2" iron pipe and the Southwest corner of said Parcel 1;

thence N. 89° 27' 37" E., along the Southerly line of said Parcel One, 347.58 feet to the POINT OF BEGINNING.

Basis of Bearing:

The centerline of Springfield Drive as shown on Pleasantview Phase IV Final Map, Document No. 324312 of the Douglas County Recorder's Office, (N. 20° 00' 00")

Said parcel being further shown as Parcel 1 on Record of Survey / Lot Line Adjustment recorded October 10, 1995, as Document No. #372263, Official Records, Douglas County, Nevada.

Together with a right of ingress and egress over Rubio Way, more particularly described as the West 50 feet of the NE 1/4 of the NE 1/4 of Section 17, T. 12 N., R. 20 East, M.D.B.&M.

APN: 1220-17-501-016

**Property Address:**

989 Rubio Way  
Gardnerville, NV 89410

REQUESTED BY  
*No American Deed*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2000 SEP 18 PM 4:20

LINDA SLATER  
RECORDER

\$10<sup>00</sup> PAID *K2* DEPUTY

0499585

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