

DOUGLAS COUNTY, NV

2014-854463

RPTT:\$865.80 Rec:\$16.00

\$881.80 Pgs=3

12/15/2014 01:27 PM

FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

A.P. No. 1320-33-811-022  
Escrow No. 143-2474931-Rt/VT  
R.P.T.T. \$865.80

*WHEN RECORDED RETURN TO:*

Carolyn M Smith  
1505 Mill Creek Way  
Gardnerville, NV 89410

*MAIL TAX STATEMENTS TO:*

1505 Mill Creek Way  
Gardnerville, NV 89410

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Ralph Miller and Dianne Miller, Trustees of the Miller Family Trust dated March 6, 2007

do(es) hereby *GRANT, BARGAIN and SELL* to

Carolyn M Smith, an unmarried woman

the real property situate in the County of Douglas, State of Nevada, described as follows:

**LOT 34, IN BLOCK C, AS SET FORTH ON FINAL SUBDIVISION MAP NO. 1006-4 FOR CHICHESTER ESTATES, PHASE 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA AND RECORDED DECEMBER 11, 1997, IN BOOK 1297, PAGE 2264, AS DOCUMENT NO. 428220.**

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*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.

Date: 12/09/2014

Ralph Miller and Dianne Miller, Trustees of  
the Miller Family Trust dated March 6, 2007

*[Handwritten signature of Ralph Miller]*

Ralph Miller, Trustee

*[Handwritten signature of Dianne Miller]*

Dianne Miller, Trustee

STATE OF <sup>(CA)</sup> NEVADA <sup>CA</sup>

: ss.

COUNTY OF )  
( DOUGLAS Placer

This instrument was acknowledged before me on  
Dec. 11, 2014 by  
Ralph Miller and Dianne Miller, Trustees.

*[Handwritten signature of Notary Public]*

Notary Public

(My commission expires: 3-22-2018)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
12/09/2014 under Escrow No. 143-2474931

Grant Deed

ACKNOWLEDGMENT

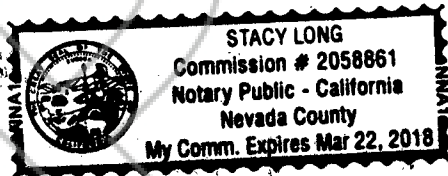
State of California  
County of Placer

On Dec. 11, 2014 before me, Stacy Long, Notary Public  
(insert name and title of the officer)

personally appeared Ralph Miller and Dianne 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 [Handwritten Signature] (Seal)

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-33-811-022 \_\_\_\_\_
- 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
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$222,000.00 \_\_\_\_\_
- b) Deed in Lieu of Foreclosure Only (value of (\$ \_\_\_\_\_))
- c) Transfer Tax Value: \$222,000.00 \_\_\_\_\_
- d) Real Property Transfer Tax Due \$865.80 \_\_\_\_\_

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: Carolyn M. Smith Capacity: Buyer  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Ralph Miller and Dianne Miller,  
 Print Name: Trustees  
 Address: P.O. Box 485  
 City: Tahoe City  
 State: CA Zip: 96145

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

Print Name: Carolyn M Smith  
 Address: 1505 Mill Creek Way  
 City: Gardnerville  
 State: NV Zip: 89410

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

First American Title Insurance  
 Print Name: Company File Number: 143-2474931 Rt/CPC  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)