

DOUGLAS COUNTY, NV

2016-882277

RPTT:\$1400.10 Rec:\$16.00

\$1,416.10 Pgs=3

06/10/2016 12:59 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1420-28-710-014

RPTT: \$1,400.10

Recording Requested By:

Western Title Company

Escrow No.: 079042-TEA

When Recorded Mail To:

Charles Fred Maddox

Linda Whiteside Maddox

3149 Killarney Lane

Costa Mesa, CA 92626

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature \_\_\_\_\_

Traci Adams

Escrow Officer

\_\_\_\_\_  
**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Olive C. Miller, Successor Trustee or their successor, under the Robert E. Miller and Olive C. Miller Family Trust Dated April 22, 1992

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Charles Fred Maddox and Linda Whiteside Maddox, husband and wife as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

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

Lot 28, as shown on the map of SARATOGA HEIGHTS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada on December 5, 1966, in Book 46, Page 287, as Document No. 34826, Official Records.

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

Dated: 04/06/2016

Robert E. Miller and Olive C. Miller Family Trust Dated April 22, 1992

Olive C Miller

Olive C. Miller, Successor Trustee

STATE OF Nevada }  
COUNTY OF Douglas } ss  
This instrument was acknowledged before me on  
June 7, 2010

By Olive C. Miller.

[Signature]

Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1420-28-710-014  
 b)

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 ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$359,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$359,000.00  
 Real Property Transfer Tax Due: \$1,400.10

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 *A Clappool* Capacity *Agent*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

**Print Name:** Olive C. Miller, Successor Trustee or their successor, under the Robert E. Miller and Olive C. Miller Family Trust Dated April 22, 1992  
**Address:** 1438 Marion Russell  
**City:** Gardnerville  
**State:** NV **Zip:** 89410

**Print Name:** Charles Fred Maddox and Linda Whiteside Maddox  
**Address:** 3149 Killarney Lane  
**City:** Costa Mesa  
**State:** CA **Zip:** 92626

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 079042-TEA