

APN# : 1022-29-810-018, 1022-29-411-007
1022-29-411-004

RPTT: \$776.10

Recording Requested By:
Western Title Company
Escrow No.: 093233-TEA
When Recorded Mail To:

Steven M Miller
Elaine C Miller
1403 Jane Way
Gardnerville, NV 89460

Mail Tax Statements to: (deeds only)
Same as Above



KAREN ELLISON, RECORDER

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,

David N. Moline and Laura L. Moline, Trustees of the Moline Family Revocable Trust dated March 15, 2006 as to Parcel A of Parcel 1 and all of Parcels 2 and 3; Laura Moline and David Moline, husband and wife who erroneously acquire title as Laura and Dave Moline as to Parcel B of Parcel 1

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

Steven M. Miller and Elaine C. Miller, 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 Gardnerville, 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:


SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Dated: 11/24/2017

The Moline Family Revocable Trust dated March 15, 2006


David N. Moline, Trustee


Laura L. Moline, Trustee

STATE OF Nevada

COUNTY OF Douglas

} SS

This instrument was acknowledged before me on

5/9/18

By David N. Moline and Laura L. Moline.




Notary Public

Laura Moline

Laura Moline

Dave Moline

Dave Moline

STATE OF Nevada
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on
May 14, 2018

By Laura Moline and Dave Moline

[Signature]
Notary Public



EXHIBIT "A"

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

Parcel 1:

Parcel A:

Lot 85 of TOPAZ SUBDIVISION, as the same appears upon a Plat of said subdivision, duly filed in the office of the County Recorder of Douglas County, State of Nevada on August 10, 1954, as Document No. 9774.

Parcel B:

Together with that portion of Kit Carson Avenue described in Abandonment of Public Right of Way #2018.051 recorded in the office of the Douglas County Recorder, State of Nevada, on March 22, 2018 as Document No. 2018-911912 and further described as follows:

A parcel of land within the Southwest 1/4 of the Southeast 1/4 of Section 29, Township 10 North, Range 22 East, M.D.B.&M., Douglas County, Nevada and more particularly described as follows:

Commencing at the South 1/4 corner of said Section 29; thence North 23°57'56" East a distance of 1,424.70 feet to the TRUE POINT OF BEGINNING, said point being the intersection of the North right-of-way line of Kit Carson Avenue and the extension of the Easterly right-of-way line of Comstock Drive; thence South 89°41'05" East a distance of 209.78 feet; thence South 17°42'00" West a distance of 62.87 feet to a 3/8" rebar marking the Northeast property corner of Lot 85; thence North 89°41'05" West a distance of 209.78 feet to a 5/8" rebar with cap stamped PLS 3090 marking the Northwest property corner of Lot 85; thence North 17°42'02" East a distance of 62.87 feet to the TRUE POINT OF BEGINNING.

NOTE:- The above metes and bounds description appeared previously in that certain Abandonment of Public Right of Way recorded in the office of the County Recorder of Douglas County, Nevada on March 22, 2018, as Document No. 2018-911912 of Official Records.

Parcel 2:

Lot 23, as shown on the Amended Map of TOPAZ LODGE SUBDIVISION, FIRST AND SECOND SECTIONS, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 16, 1958, in Book 3 of Maps, Page 3, as File No. 13594.

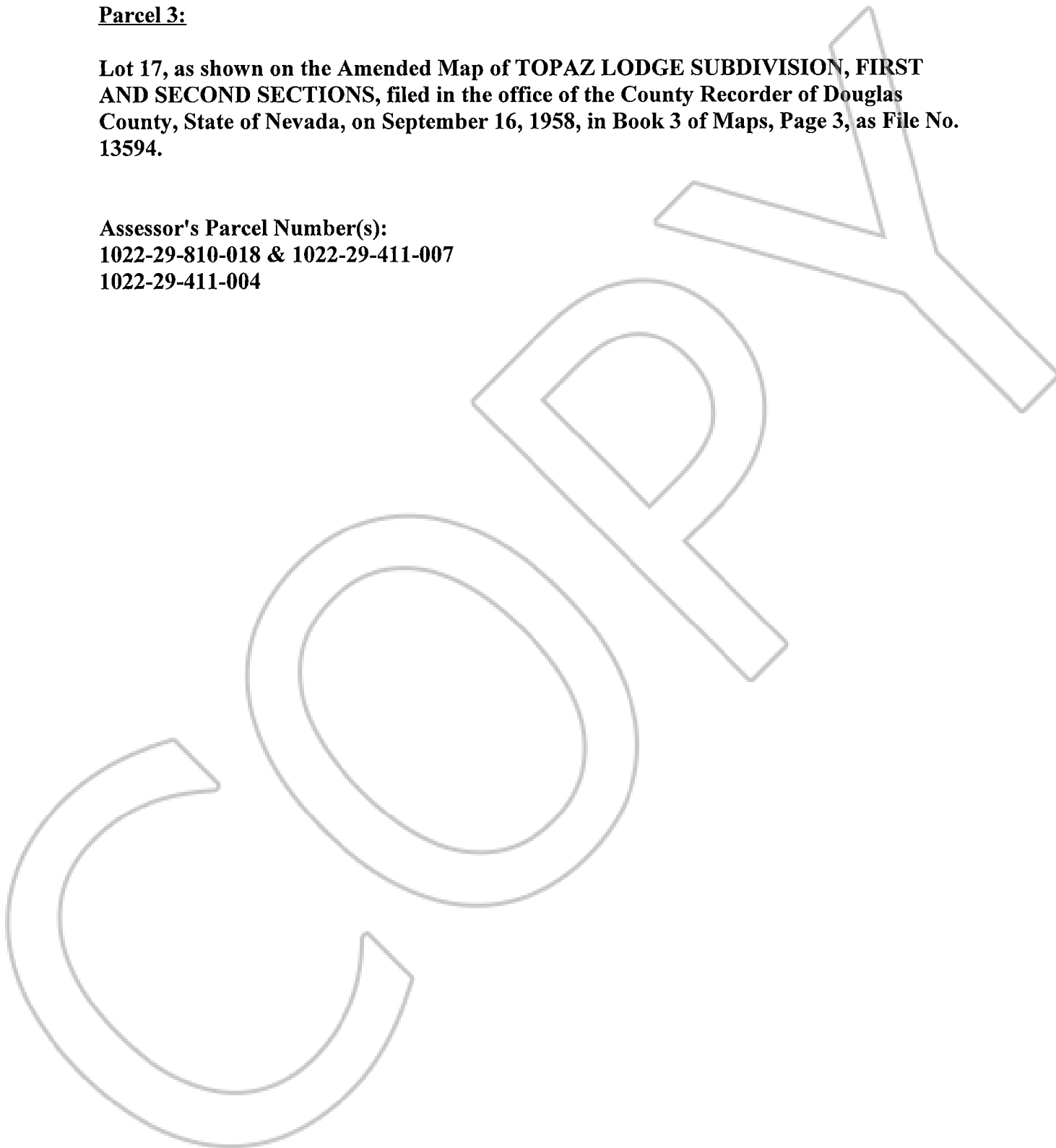
Parcel 3:

Lot 17, as shown on the Amended Map of TOPAZ LODGE SUBDIVISION, FIRST AND SECOND SECTIONS, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 16, 1958, in Book 3 of Maps, Page 3, as File No. 13594.

Assessor's Parcel Number(s):

1022-29-810-018 & 1022-29-411-007

1022-29-411-004



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1022-29-810-018, 1022-29-411-007 *and*
 1022-29-411-004

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: \$199,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$199,000.00
 Real Property Transfer Tax Due: \$776.10

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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 escrow officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: David N. Moline and Laura L. Moline, Trustees of the Moline Family Revocable Trust dated March 15, 2006
Address: 1585 Eighth St
City: Minden
State: NV **Zip:** 89423

Print Name: Steven M. Miller and Elaine C. Miller
Address: 1403 Jane Way
City: Gardnerville
State: NV **Zip:** 89460

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. #: 093233-TEA