



KAREN ELLISON, RECORDER E03

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

RECORDING REQUESTED BY:

Steven M. Miller & Elaine C. Miller
757 Linda Dr., Apt. B
Gardnerville, NV 89460

AFTER RECORDATION, RETURN BY MAIL TO:

Steven M. Miller & Elaine C. Miller
757 Linda Dr., Apt. B
Gardnerville, NV 89460

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED WITH RESTRICTIONS

THIS INDENTURE WITNESSETH: On this 2 day of JULY, 2019, STEVEN M. MILLER and ELAINE C. MILLER, husband and wife as joint tenants with right of survivorship, do hereby Grant, 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, his interest in all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof for the legal description of the two (2) lots subject to the restriction below.

Restriction

The above three (3) described lots are prevented from having a dwelling or septic system for as long as 1951 Comstock ((APN: 1022-29-810-018) is occupied. If a sanitary sewer system is installed to service these two lots, this deed restriction will no longer be valid.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

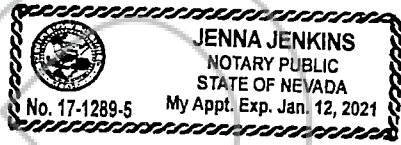
Steven M Miller
Steven M. Miller

Elaine C Miller
Elaine C. Miller

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 2nd day of July, 2019, by Steven M. Miller and Elaine C. Miller.

Donna Annucci
Notary Public



COOPER

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 Numbers: 1022-29-810-018, 1022-29-411-007 & 1022-29-411-004

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1022-29-411-004
 b) 1022-29-411-007
 c) 1022-29-810-018
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: Transfer without consideration to add deed restriction without consideration

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 Steven M Miller Capacity _____ Grantor

Signature _____ Capacity _____ Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Steven M. Miller & Elaine C. Miller
 Address: 757 Linda Dr., Apt. B
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Steven M. Miller & Elaine C. Miller
 Address: 757 Linda Dr.
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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