

APN# : 1220-21-610-026  
RPTT: \$0.00 Exempt #7

DOUGLAS COUNTY, NV

2020-945472

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

05/01/2020 01:14 PM

ETRCO

KAREN ELLISON, RECORDER

E07

Recording Requested By:

Western Title Company

Escrow No.: 111334-ARJ

When Recorded Mail To:

Shane Miller and Wendy Miller,  
Trustees of The Miller Living  
Trust, dated January 31, 2005  
and amended March 5, 2009 and  
Stephonie Jo Malavazos, Trustee  
of The Stephonie Jo Malavazos  
Trust dated March 23rd, 2009,  
and to the heirs and assigns  
P.O. Box 972  
Minden, NV 89423

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

Anu Jansse

Escrow Officer

**Grant, Bargain, and Sale Deed**

**This document is being  
recorded as an  
accomodation only.**

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,

Shane Miller and Wendy N. Miller, Husband and Wife and Stephonie J. Malavazos, an unmarried woman, all as Joint Tenants

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

Shane Miller and Wendy Miller, Trustees of The Miller Living Trust, dated January 31, 2005 and amended March 5, 2009 as to an undivided 1/2 interest and Stephonie Jo Malavazos, Trustee of The Stephonie Jo Malavazos Trust dated March 23rd, 2009, and to the heirs and assigns, as to undivided 1/2 interest

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:

Lot 338, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record in the Office of the County Recorder of Douglas County, Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

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

Dated: 04/27/2020

Shane Miller  
Shane Miller

Wendy N. Miller  
Wendy N. Miller

Stephonie J. Malavazos  
Stephonie J. Malavazos

STATE OF Nevada

COUNTY OF Douglas

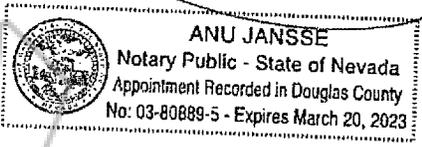
} ss

This instrument was acknowledged before me on

4/27/2025

By Shane Miller, Wendy N. Miller and Stephonie J. Malavazos.

Anu Jansse  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-21-610-026

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 \_\_\_\_\_

<p><b>FOR RECORDERS OPTIONAL USE ONLY</b></p> <p>NOTES: _____</p> <p>Trust OK BC</p>
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3. Total Value/Sales Price of Property: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section #7  
 b. Explain Reason for Exemption: Individuals to Trust without consideration

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 \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Shane Miller and Wendy N. Miller and Stephonie J. Malavazos  
 Address: P.O. Box 972  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Shane Miller and Wendy Miller, Trustees of The Miller Living Trust, dated January 31, 2005 and amended March 5, 2009 and Stephonie Jo Malavazos, Trustee of The Stephonie Jo Malavazos Trust dated March 23rd, 2009, and to the heirs and assigns  
 Address: P.O. Box 972  
 City: Minden  
 State: NV Zip: 89423

**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. #: 111334-ARJ