

DOUGLAS COUNTY, NV **2021-964160**
RPTT:\$2340.00 Rec:\$40.00
\$2,380.00 Pgs=4 **03/24/2021 01:30 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1320-29-212-048
R.P.T.T.: \$2,340.00
Escrow No.: 21014807-RB
When Recorded Return To:
The Miller Family Trust dated October 20,
1989
1692 Lantana Drive
Minden, NV 89423

Mail Tax Statements to:
The Miller Family Trust dated October 20,
1989
1692 Lantana Drive
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Sheryl Lee Lencioni, Successor Trustee of The William and Kathie Spencer Revocable Trust, created as an instrument dated February 7, 2002

do(es) hereby Grant, Bargain, Sell and Convey to

Donald C. Miller and Jean A. Miller, Trustees of The Miller Family Trust dated October 20, 1989

all that real property situated in the Town of Minden, County of Douglas, State of Nevada, described as follows:

PARCEL 1:

Lot 89, in Block A, of Winhaven, Phase 1, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on January 13th, 1989, as Document No. 194373.

PARCEL 2:

Together with a non-exclusive right of way for public road with incidents thereto, over and across all those certain names streets lying within the interior boundary lines of the herein above mentioned subdivision.

PARCEL 3:

Together with an appurtenant exclusive roadway easement as granted to Western Nevada Properties, Inc. a Nevada Corporation, more particularly described as Exhibit 2 "80 FOOT EASEMENT" set forth in Deed of Easement recorded July 9, 1986, in Book 786, of Official Records, at Page 782, Douglas County, Nevada, as Document No. 137346. Said Easement is further imposed in Deed of Public Easement recorded July 9, 1986 in Book 786, of Official Records, at Page 697, Douglas County, Nevada, as Document No. 137314.

PARCEL 4:

And further together with a non-exclusive public roadway easement executed by Western Nevada Properties, Inc., a Nevada Corporation, as more fully set forth in Deed of Public Easement recorded July 9, 1986 in Book 786, of Official Records, at Page 684, Douglas County, Nevada as Document No.

Dated this 18th day of March, 2021.

The William and Kathie Spencer Revocable Trust, created as an instrument dated February 7, 2002

BY: Sheryl Lee Lencioni
Sheryl Lee Lencioni
Successor Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ~~NEVADA~~ ^{California} ~~CA~~
COUNTY OF Riverside

This instrument was acknowledged before me on this 18 day of March, 2021, by Sheryl Lee Lencioni, as Successor Trustee of The William and Kathie Spencer Revocable Trust, created as an instrument dated February 7, 2002.

[Signature]
Notary Public

LINDA AVILA LIRA
COMM. #2279529
Notary Public - California
Riverside County
My Comm. Expires Mar. 30, 2023

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)
On March 18, 2021 before me, Linda Avila Lira, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Sheryl Lee Lencioni
Name(s) of Signer(s)

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]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Grant Bargain Sale Deed Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

"Exhibit A"

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Assessors Parcel No.: 1320-29-212-048

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a) 1320-29-212-048
b) _____
c) _____
d) _____

2. Type of Property:
a) Vacant Land b) Sgl. Fam. Residence
c) Condo/Twnhse d) 2-4 Plex
e) Apt. Bldg. f) Comm'l/Ind'l
g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY
Document/Instrument No.: _____
Book _____ Page _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sale Price of Property: \$600,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
c. Transfer Tax Value: \$600,000.00
d. Real Property Transfer Tax Due: \$2,340.00

4. IF EXEMPTION CLAIMED:
a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%
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 the 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: ^{DocuSigned by:} Donald Miller Capacity: Grantor
Signature: Donald Miller by JTD Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Sheryl Lee Lencioni, Successor Trustee
of The William and Kathie Spencer
Revocable Trust, created as an
Print Name: instrument dated February 7, 2002 Print Name: Donald Miller and Jean Miller
Address: PO. Box 7715 Address: 1692 Lantana Drive
City: Reno City: Minden
State: NV Zip: 89510 State: Nevada Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21014807-RB
Address: 1450 Ridgeview Dr, Ste 100
City: Reno State: NV Zip: 89519