

A.P.N. 1321-33-001-020

DOUGLAS COUNTY, NV

2021-970848

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

07/14/2021 12:14 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E04

**WHEN RECORDED MAIL THIS DEED  
AND, UNLESS OTHERWISE SHOWN  
BELOW, MAIL TAX STATEMENTS TO:**

Benjamen Nichols and Kelli Lyn Miles  
1177 Nottaway Dr  
South Lake Tahoe, CA 96150

Please complete Affirmation Statement below:

- I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons (Per NRS 239B.030)
- I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law:

(State specific law)

\_\_\_\_\_  
Signature (Print name under signature)

\_\_\_\_\_  
Title

Order Number: P-467401

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Benjamen Nichols, a single man, and Kelli Lyn Miles, a single woman, as joint tenants wth right of survivorship**

In consideration of \$0.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Benjamen Nichols and Kelli Lyn Miles, husband and wife, as joint tenants**

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 FULL LEGAL DESCRIPTION**

Address: 1659 Windmill Road, Gardnerville, NV 89410

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise a appertaining.

Witness my hand this 9<sup>th</sup> day of July 2021.

Benjamin Nichols  
Benjamin Nichols

Kelli Lyn Miles  
Kelli Lyn Miles

Dated: 9<sup>th</sup> day of July, 2021

State of Nevada

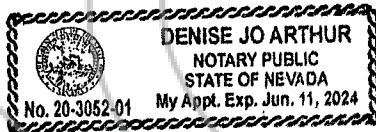
County of Douglas

This instrument was acknowledged before me on July 9, 2021  
(date)

by Benjamin Nichols and Kelli Lyn Miles

Denise Jo Arthur  
Notary Public

(Signature of notarial officer)



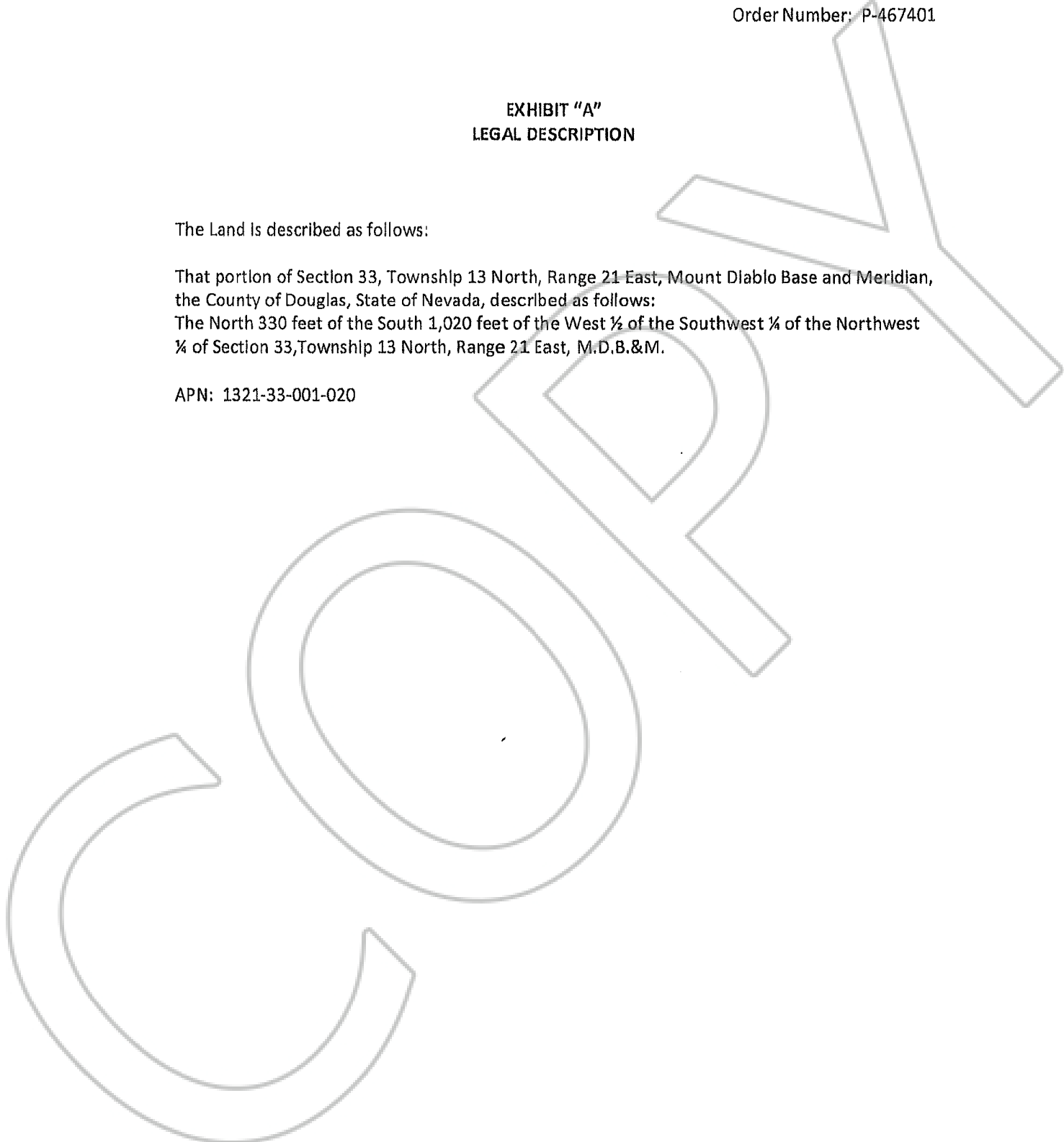
Order Number: P-467401

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The Land is described as follows:

That portion of Section 33, Township 13 North, Range 21 East, Mount Diablo Base and Meridian, the County of Douglas, State of Nevada, described as follows:  
The North 330 feet of the South 1,020 feet of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 33, Township 13 North, Range 21 East, M.D.B.&M.

APN: 1321-33-001-020



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1321-33-001-020  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 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: \$ 0.00  
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 4  
 b. Explain Reason for Exemption: transfer to change vesting.  
All parties remain the same.

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 Owner

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

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: \_\_\_\_\_  
 Address: 1659 Windmill Dr.  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: Kelli Miles  
 Address: 1659 Windmill Dr.  
 City: Gardnerville  
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: First Centennial Title Escrow # P-467401  
 Address: 896 W. Nye Lane #104  
 City: Carson City State: Nevada Zip: 89703

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