DOUGLAS COUNTY, NV RPTT:\$2164.50 Rec:\$40.00

2021-976605

\$2,204.50 Pgs=3

11/05/2021 09:45 AM

STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1320-33-719-0°	10		
R.P.T.T.	\$2,164.50			
File No.:	1461982 WLD			
Recording Requested By:				
Stewart Title Company				
Mail Tax Sta	tements To:	Same as below		
When Recorded Mail To:				
William W. Nichols, Trustee of The Quails Nest Trust 1999, dated July 28, 1999				
220 Sheridan Creek Court				
Gardnerville, NV 89460				

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Wendy Rae Miller, Successor Trustee of The Miller Family Trust Dated July 21, 1998 for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to William W. Nichols, Trustee of The Quaits Nest Trust 1999, dated July 28, 1999, all that real property situated in the 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 32, in Block B of CHICHESTER ESTATES, PHASE 13, Final Subdivision Map #1006-13, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 4, 2004, in Book 1004, Page 1052, as Document No. 625784, Official Records.

*SUBJECT TO:

- Taxes for the fiscal year:
- Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: November 1, 2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

By: Why hat milk Date: 11-3-2021 Wendy Rae Miller, Successor Trustee	
State of)	AND MATERIAL STATE AND A PARTY OF THE STATE
County of) ss	
This instrument was acknowledged before me on the day of By: Wendy Rae Miller	, 2021
Signature: Notary Public	

See Attached Certificate

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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, an	d not the truthfulness, accuracy, or validity of that document
State of California	
County of ALAMEDA	
On November 3, 2021 before me, AIXA CO	RONADO JANBAKHSH, NOTARY PUBLIC (Here insert name and title of the officer)
personally appeared WENDY RAE MILLER	
the within instrument and acknowledged to me the capacity (ies), and that by his/her/their signature(s) which the person(s) acted, executed the instrument	dence to be the person(s) whose name(s) is are subscribed to nat he/she/they executed the same in his/her/their authorized on the instrument the person(s), or the entity upon behalf of t. the laws of the State of California that the foregoing paragraph of the State of California that the foregoing paragraph of the State of California that the foregoing paragraph of the State of California Contra Costa County Commission # 2281070 My Comm. Expires Apr 11, 2023
ADDITIONAL O	PTIONAL INFORMATION
DESCRIPTION OF THE ATTACHED DOCUMENT GRANT, BARGAIN, SALE DEED (Title or description of attacked document)	INSTRUCTIONS FOR COMPLETING THIS FORM Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

DESCRIPTION OF THE ATTACHED DOCUMENT				
GRANT, BARGAIN, SALE DEED				
(Title or description of attached document)				
(Title or description of attached document continued)				
Number of Pages 3 Document Date 11-3-2021				
/				
(Additional information)				
CAPACITY CLAIMED BY THE SIGNER				
CAPACITY CLAIMED BY THE SIGNER ☐ Individual (s)				
☐ Individual (s) ☐ Corporate Officer				
☐ Individual (s) ☐ Corporate Officer (Title)				
☐ Individual (s) ☐ Corporate Officer (Title) ☐ Partner(s)				
☐ Individual (s) ☐ Corporate Officer (Title) ☐ Partner(s) ☐ Attorney-in-Fact				
☐ Individual (s) ☐ Corporate Officer (Title) ☐ Partner(s) ☐ Attorney-in-Fact ☐ Trustee(s)				
☐ Individual (s) ☐ Corporate Officer (Title) ☐ Partner(s) ☐ Attorney-in-Fact				

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- · Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - Indicate title or type of attached document, number of pages and date.
 - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

STATE OF NEVADA DECLARATION OF VALUE FORM

Assessor Parcel Number(s)	/\
a) 1320-33-719-010	
b)	\ \
c)	\ \
d)	\ \
2. Type of Property:	particular and the second seco
a.□ Vacant Land b.⊠ Single Fam. Res.	FOR RECORDERS OPTIONAL USE ONLY
c.☐ Condo/Twnhse d.☐ 2-4 Plex	BookPage:
e.□ Apt. Bldg. f. □ Comm'l/ind'l	Date of Recording:
g.⊟ Agricultural h.□ Mobile Home	Notes:
☐ Other	
3. a. Total Value/Sales Price of Property	\$ 555,000.00
b. Deed in Lieu of Foreclosure Only (value of property	
c. Transfer Tax Value:	\$ 555,000.00
d. Real Property Transfer Tax Due	\$ <u>2,164.50</u>
4 If Francisco Claimade	())
 If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, See 	otion
b. Explain Reason for Exemption:	Ction
b. Explain Reason for Exemption.	
5. Partial Interest: Percentage being transferred:	%
The undersigned declares and acknowledges, under p	
and NRS 375.110, that the information provided is corr	
and can be supported by documentation if called upon	to substantiate the information provided herein.
Furthermore, the parties agree that disallowance of an	v claimed exemption, or other determination of
additional tax due, may result in a penalty of 10% of the	e tax due plus interest at 1% per month. Pursuant
to NRS 375.030, the Buyer and Seller shall be jointly a	nd severally liable for any additional amount owed.
1.1 A maille	
Signature Why miles	Capacity Grantor
Signature	Capacity
~ 11	
SELLED LODANTORY INCODINATION	DIVED (ODANTEE) (NEODMATION
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED) Print Name: William W. Nichols, Trustee of The
Print Name: Wendy Rae Miller, Successor Trustee	Quails Nest Trust 1999, dated July
of The Miller Family Trust Dated July 21, 1998	28, 1999
Address: 2031 Eilene Drive	Address: 220 Sheridan Creek Court
City: Pleasanton	City: Gardnerville
State: CA Zip: 94588	State: NV Zip: 89460
Zip. 04000	and the same of th
COMPANY/PERSON REQUESTING RECORDING (re	equired if not seller or buver)
Print Name: Stewart Title Company	Escrow # 1461982 WLD
Address: 1362 Hwy 395, Suite 109	
City: Gardnerville	State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED