

DOUGLAS COUNTY, NV **2023-1001325**
RPTT:\$3344.25 Rec:\$40.00
\$3,384.25 Pgs=2 10/10/2023 03:02 PM
FIRST AMERICAN TITLE MINDEN
SHAWNYNE GARREN, RECORDER

A.P.N.: 1320-30-512-005
File No: 143-2668338 (et)
R.P.T.T.: \$3,344.25

When Recorded Mail To: Mail Tax Statements To:
Richard W. Miller and Marianne Miller
1803 Bella Casa Drive
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

William Wayne Harvey and Hollie Marie Harvey, Trustees of the Living Trust of William Wayne and Hollie Marie Harvey, dated July 29th, 2005

do(es) hereby *GRANT, BARGAIN and SELL* to

Richard W. Miller and Marianne Miller, husband and wife as joint tenants with right of survivorship

the real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 5 IN BLOCK A AS SET FORTH ON FINAL SUBDIVISION MAP PLANNED UNIT DEVELOPMENT LDA 16-001 & PD 02-004-2 LA COSTA AT MONTE VISTA PHASE 3, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON JULY 14, 2017 AS DOCUMENT NO. 2017-901410, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

William Wayne Harvey and Hollie Marie Harvey,
Trustees of the Living Trust of William Wayne
and Hollie Marie Harvey, dated July 29th, 2005

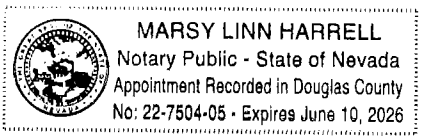
William Wayne Harvey
William Wayne Harvey, Trustee

Hollie Marie Harvey
Hollie Marie Harvey, Trustee

STATE OF **NEVADA**)
) : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on October 6, 2023 by
William Wayne Harvey and Hollie Marie Harvey, Trustees.

Marsy Linn Harrell
Notary Public
(My commission expires: 6-10-2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2668338.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-30-512-005
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$857,500.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$857,500.00
 d) Real Property Transfer Tax Due \$3,344.25

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

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: William Wayne Harvey

Capacity: Grantor

Signature: Hollie Marie Harvey

Capacity: Grantor

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Living Trust of William Wayne and
 Print Name: Hollie Marie Harvey
 Address: 4145 Wilkinson Way

Richard W. Miller and
 Print Name: Marianne Miller
 Address: 1803 Bella Casa Drive

City: Lovelock
 State: NV Zip: 89419

City: Minden
 State: NV Zip: 89423

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

First American Title Insurance
 Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2668338 et/ et
 State: NV Zip: 89423

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