

APN: 1318-26-514-009
R.P.T.T.: \$5,265.00
Escrow No.: 23037575-DR
When Recorded Return To:
Lavinia Miller and Bryan Miller
412 Dina Ct
Gardnerville, NV 89460

Mail Tax Statements to:
Lavinia Miller and Bryan Miller
412 Dina Ct
Gardnerville, NV 89460

DOUGLAS COUNTY, NV **2023-1002084**
RPTT:\$5265.00 Rec:\$40.00
\$5,305.00 Pgs=4 **11/07/2023 09:50 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

This document is being executed in counterpart

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Stuart P. Scott and Charles B. Scott, III., Co-Trustees of The Scott Trust dated March 25, 1986

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

Lavinia Miller and Bryan Miller, wife and husband, as joint tenants with right of survivorship

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

Lot 1, in Block A, of Granite Springs Subdivision, Phase 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on June 15th, 1979, as Book 679, Page 1150 Document No. 33554.

Assessors Parcel No.: 1318-26-514-009

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

Dated this _____ day of _____, 2023.

The Scott Trust dated March 25, 1986

BY: _____
Charles B. Scott, III., Co-Trustee

BY: Stuart P. Scott
Stuart P. Scott, Co-Trustee

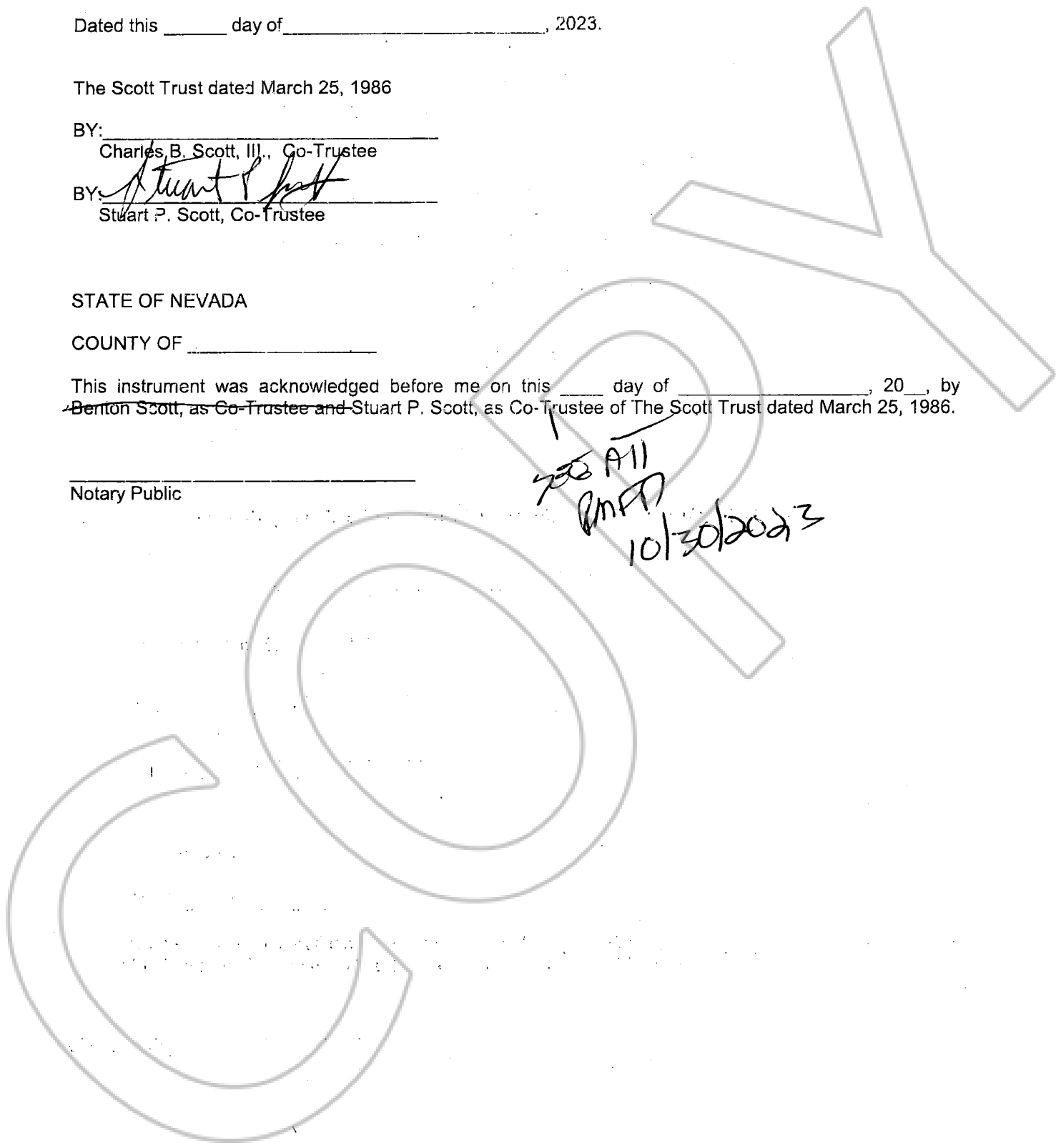
STATE OF NEVADA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by ~~Benton Scott, as Co-Trustee and~~ Stuart P. Scott, as Co-Trustee of The Scott Trust dated March 25, 1986.

Notary Public

SEE ALL
RMPD
10/30/2023



CALIFORNIA 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 Ventura

On Oct 30th 2023 before me, Rhonda M. Franze Dumond, Notary Public

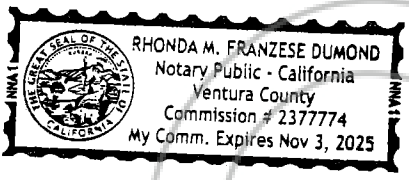
Date Here insert Name and Title of the Officer

personally appeared Stuart P. Scott
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 and/or Stamp Above

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: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Dated this 30th day of October, 2023.

The Scott Trust dated March 25, 1986

BY: Charles B. Scott III, Co-Trustee
Charles B. Scott, III., Co-Trustee

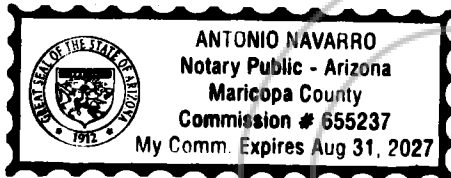
BY: _____
Stuart P. Scott, Co-Trustee

Arizona
STATE OF ~~NEVADA~~ Maricopa
AN
COUNTY OF Maricopa

This instrument was acknowledged before me on this 30th day of October, 2023 by ~~Benton Scott, as Co-Trustee and Stuart P. Scott, as Co-Trustee~~ of The Scott Trust dated March 25, 1986.

[Signature]
Notary Public

AN Charles B. Scott III
Co-Trustee



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-26-514-009
 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: \$1,350,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,350,000.00
 d. Real Property Transfer Tax Due: \$5,265.00

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: *Stuart P. Scott* Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

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

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

Print Name: Stuart P. Scott and Charles B. Scott, III.,
Co-Trustees of The Scott Trust dated
March 25, 1986
 Address: 1160 S. Johnson Lane
 City: Chino Valley
 State: AZ Zip: 86323

Print Name: Bryan J. Miller and Lavinia J. Miller
 Address: 412 Dina Ct
 City: Gardnerville
 State: Nevada Zip: 89460

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23037575-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED