

A.P.N.: 1420-33-411-020
File No: 143-2672430 (et)
R.P.T.T.: \$2,301.00

When Recorded Mail To: Mail Tax Statements To:
The James R. and Nancy J. Vilkitis Trust
2766 Pamela Place
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Ralph Miller and Dianne Miller, Trustees of the Miller Family Trust dated March 6, 2007

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

Nancy J. Vilkitis, Trustee of the James R. and Nancy J. Vilkitis Trust dated December 4, 2019

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

Lot 20, as set forth on that Subdivision Map entitled WILDHORSE ANNEX UNIT 1, a Planned Unit Development, recorded January 6, 1994, in Book 194, Page 1080, Official Records of Douglas County, State of Nevada, as Document No. 327012.

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.

Ralph Miller and Dianne Miller, Trustees of the
Miller Family Trust dated March 6, 2007

Ralph Miller
Ralph Miller, Trustee

Dianne Miller
Dianne Miller, Trustee

STATE OF

~~NEVADA~~ *California*

COUNTY OF

~~DOUGLAS~~ *Placer* ; ss.

This instrument was acknowledged before me on
Ralph Miller and Dianne Miller, Trustees.

3/27/2024

by

J. Field
Notary Public
(My commission expires: 8/6/27)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2672430.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-33-411-020
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$590,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$590,000.00
 d) Real Property Transfer Tax Due \$2,301.00

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: [Signature]
 Signature: [Signature]

Capacity: Trustee
 Capacity: Trustee

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

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

Print Name: Miller Family Trust
 Address: P.O. Box 485
 City: Tahoe City
 State: CA Zip: 96145

Print Name: The James R. and Nancy J. Vilkitis Trust
 Address: 2766 Pamela Place
 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: 143-2672430 et/ et
 State: NV Zip: 89423

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