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SHAWNYNE GARREN, RECORDER

E07

Natalia K. Vander Laan, Esq.

APN: 1220-21-710-087

Recording requested by: )  
Ronald and Cheryl Miller )  
1358 Allyn Court )  
Gardnerville, NV 89460 )

When recorded mail to: )  
Ronald and Cheryl Miller )  
1358 Allyn Court )  
Gardnerville, NV 89460 )

Mail tax statement to: )  
Ronald and Cheryl Miller )  
1358 Allyn Court )  
Gardnerville, NV 89460 )

RPTT: \$0.00 Exempt (7)  
Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT:

RONALD LEWIS MILLER and CHERYL ANNE MILLER, who took title as RONALD LEWIS MILLER and CHERYL ANNE MILLER, husband and wife, as community property with right of survivorship,

For NO consideration, do hereby Grant, Bargain, Sell, and Convey unto:

RONALD LEWIS MILLER and CHERYL ANNE MILLER, Trustees, or their successors in Trust, under the RONALD AND CHERYL MILLER TRUST, dated January 21, 2014.

ALL their interest in that real property situated in the county of Douglas, state of Nevada, more particularly described below, together with all and' singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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Legal Description:

Lot 598, of Gardnerville Ranchos Subdivision #7, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on March 27, 1974, as Document No. 72456.

**NOTE:** The above legal description appeared previously in that certain GRANT, BARGAIN, SALE DEED recorded in the office of the County Recorder of Douglas County, Nevada, on January 27, 2021, as Document No. 2021-960762 of Official Records.

Subject to:

1. Taxes for the current fiscal year, paid current.
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

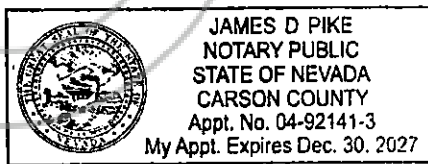
Executed on March 26, 2024, in the county of Douglas, state of Nevada.

Ronald Lewis Miller  
 RONALD LEWIS MILLER

Cheryl Anne Miller  
 CHERYL ANNE MILLER

STATE OF NEVADA        )  
   ): ss  
 COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on this March 26, 2024, by RONALD LEWIS MILLER and CHERYL ANNE MILLER.



James D Pike  
 NOTARY PUBLIC

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-21-710-087  
 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  
 Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <i>Verified Trust</i>	

3. Total Value/Sales Price of Property \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) ( 0 )  
 Transfer Tax Value: \$ 0  
 Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: A transfer of title to or from a trust,  
 if the transfer is made without consideration.

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 Ronald and Cheryl Miller Capacity Grantor/Grantee

Signature Cheryl Anne Miller Capacity Grantor/Grantee

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

Print Name: Ronald and Cheryl Miller  
 Address: 1358 Allyn Court  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: Ronald and Cheryl Miller, Trustees  
 Address: 1358 Allyn Court  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_