

**Official Record**

Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: LB

Book- 231

Page- 0077

A.P.N.: 011-160-19

File No: 152-2312413 (MJ)

R.P.T.T.: \$0.00



When Recorded Mail To: Mail Tax Statements To:  
Betsy L. Whipple  
HCR 61 Box 25  
Hiko, NV 89017

**GRANT, BARGAIN and SALE DEED**

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

Betsy L. Whipple, an unmarried woman who acquired title as Betsy L. Whipple

do(es) hereby GRANT, BARGAIN and SELL to

Betsy L. Whipple, an unmarried woman

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

**PARCEL I:**

**THAT PORTION OF THE WEST HALF (W1/2) OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 61 EAST, MOUNT DIABLO MERIDIAN, LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:**

**PARCEL TWO (2) AS SHOWN ON PARCEL MAPS FOR WHIPPLE CATTLE COMPANY RECORDED AUGUST 20, 2002 IN PLAT BOOK B, PAGES 445 AND 446 AS FILE NO'S. 118695 AND 118696 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.**

**PARCEL II:**

**A NON-EXCLUSIVE 40 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES THERETO, OVER AND ACROSS THAT PORTION OF PARCEL 1 AND PARCEL 3 AS SHOWN BY PARCEL MAPS RECORDED AUGUST 20, 2002 IN PLAT BOOK B, PAGES 445 AND 446 AS FILE NO'S. 118695 AND 118696 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:**



**BEGINNING ON A POINT OF THE RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY 93, FROM WHICH THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 61 EAST, OF THE MOUNT DIABLO MERIDIAN BEARS N 89°29'31" E 2965.72'; THENCE GOING WESTERLY THROUGH PARCEL 1 TO PARCEL 2 BOUNDARY S 77°53'57" W 804.82'; THENCE CONTINUING S 77°53'57" W 301.57' INTO SAID PARCEL 2; THENCE N 02°48'07" W 116.56' AT A POINT WHERE THE EASEMENT TO THE WEST BEGINS; THENCE CONTINUING N 02°48'07" W ON THE PRESENT FARM ROAD 98.15' TO THE NORTHERLY PARCEL 2 BOUNDARY, WHICH EASEMENT GOES TO THE EXISTING GATE IN PARCEL 1 FENCE-LINE.**

**NOTE: THE ABOVE DESCRIPTION APPEARED IN DOCUMENT RECORDED SEPTEMBER 4, 2002 IN BOOK 166 PAGE 382 AS FILE 118762.**

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.

*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.

Date: 04/24/2007

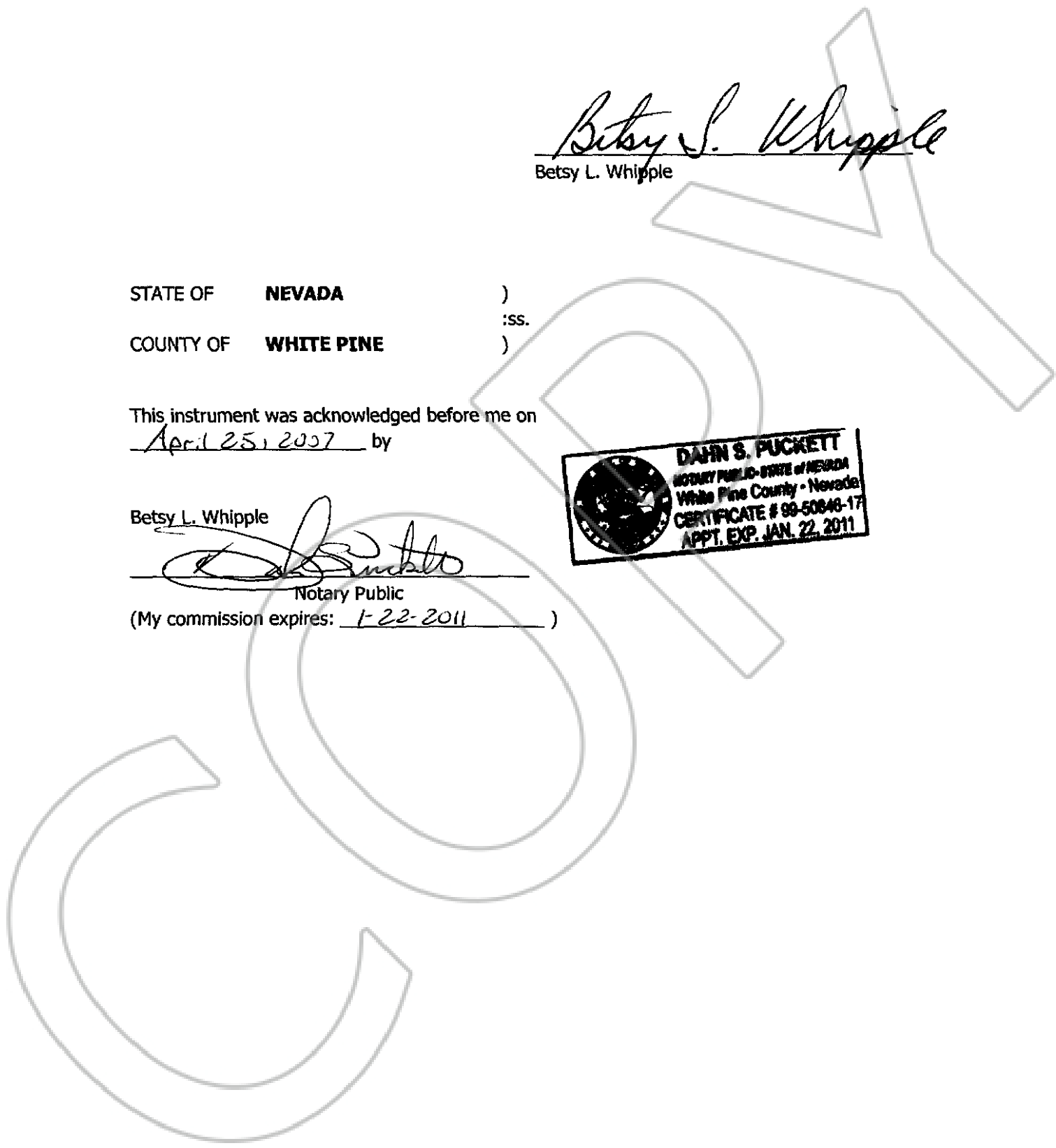


Betsy L. Whipple  
Betsy L. Whipple

STATE OF **NEVADA** )  
 )  
 ) :ss.  
COUNTY OF **WHITE PINE** )

This instrument was acknowledged before me on  
April 25, 2007 by

Betsy L. Whipple  
[Signature]  
Notary Public  
(My commission expires: 1-22-2011 )



STATE OF NEVADA  
DECLARATION OF VALUE

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Page 1 of 1 Fee: \$16.00

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1. Assessor Parcel Number(s)

- a) 011-160-19
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$0.00

Deed in Lieu of Foreclosure Only (value of property)

( \$ \_\_\_\_\_ )

Transfer Tax Value:

\$0.00

Real Property Transfer Tax Due

\$0.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: 3

b. Explain reason for exemption: transfer of title recognizing true status of ownership

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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: Betsy L. Whipple

Capacity: \_\_\_\_\_

Signature: Betsy L. Whipple

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Betsy L. Whipple

Print Name: Betsy L. Whipple

Address: HCR 61 Box 25

Address: HCR 61 Box 25

City: Hiko

City: Hiko

State: NV Zip: 89017

State: NV Zip: 89017

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

First American Title Insurance

Print Name: Company

File Number: 152-2312413 MJ/DSP

Address: 768 Aultman Street

City: Ely

State: NV Zip: 89301

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