

**Official Record**

Recording requested By  
FIRST AMERICAN TITLE COMPANY

**Lincoln County - NV**

**Leslie Boucher - Recorder**

Fee: \$17.00 Page 1 of 4  
RPTT: \$3,705.00 Recorded By: AE  
Book- 237 Page- 0658

A.P.N.: 011-220-01, 011-200-06  
File No: NCS-304664-HHLV (tt)  
R.P.T.T.: \$3,705.00 C



When Recorded Mail To: Mail Tax Statements To:  
Phyllis Frias Management Trust  
5010 South Valley View Blvd.  
Las Vegas, NV 89118

***GRANT, BARGAIN and SALE DEED***

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

Vance L. Higbee and Vickie E. Higbee, husband and wife as joint tenants

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

Phyllis M. Frias, Trustee of the Phyllis Frias Management Trust

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

See Exhibit "A" attached hereto and made a part hereof.

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: 10/03/2007



0130624

Book: 237  
Page: 659

11/28/2007  
Page: 2 of 4

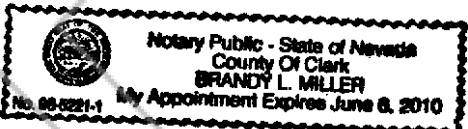
Vance L. Higbee  
Vance L. Higbee

Vickie E. Higbee  
Vickie E. Higbee

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

This instrument was acknowledged before me on October 3, 2007 by  
**Vance L. Higbee and Vickie E. Higbee.**

[Signature]  
Notary Public  
(My commission expires: 6.6.10 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**October 03, 2007** under Escrow No. **NCS-304664-HHLV.**



**Exhibit "A"**

**Legal Description**

Real property in the City of , County of Lincoln, State of Nevada, described as follows:

**PARCEL ONE:**

A PORTION OF NW 1/4 SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST M.D.M. BEING LOT 1 OF PARCEL MAP DOC. NO. 77005 LINCOLN COUNTY, NEVADA RECORDS, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 32; THENCE SOUTH 89°18'07" EAST, 1816.30 FEET ( N 88°48'51" W A DISTANCE OF 1817.68 FEET PER AFOREMENTIONED PARCEL MAP) TO THE POINT OF BEGINNING; THENCE SOUTH 07°56'22" EAST, 30.37 FEET (SOUTH 7°48'36" EAST, 30.37 FEET PER AFOREMENTIONED PARCEL MAP); THENCE NORTH 88°56'37" WEST, 416.66 FEET (NORTH 88°48'51" WEST, 416.69 FEET PER AFOREMENTIONED PARCEL MAP); THENCE SOUTH 01°48'31" EAST, 655.58 FEET (SOUTH 1°40'45" EAST, 655.64 FEET PER AFOREMENTIONED PARCEL MAP); THENCE SOUTH 87°53'27" WEST A DISTANCE OF 422.76 FEET (SOUTH 87°53'27" WEST 422.65 FEET PER AFOREMENTIONED PARCEL MAP); THENCE NORTH 01°49'30" WEST, 709.96 FEET (NORTH 01°40'45" WEST, 710.00 FEET PER AFOREMENTIONED PARCEL MAP); THENCE SOUTH 88°56'37" EAST, 836.90 FEET (SOUTH 88°48'51" EAST, 836.62 FEET PER AFOREMENTIONED PARCEL MAP) TO THE POINT OF BEGINNING.

**PARCEL TWO:**

PARCEL 2 AS SHOWN ON THE BOUNDARY LINE ADJUSTMENT FILED IN THE OFFICE OF THE LINCOLN COUNTY RECORDER ON APRIL 25, 2007 IN BOOK C OF MAPS, PAGE 328, AS INSTRUMENT NO. 128829A, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.M. LINCOLN COUNTY, NEVADA BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 32, THENCE ALONG THE CENTER QUARTER SECTION LINE SOUTH 01°49'30" EAST, 1346.96 FEET (SOUTH 01°40'45" EAST, 1346.98 FEET PER AFOREMENTIONED BOUNDARY LINE ADJUSTMENT); THENCE LEAVING SAID CENTER QUARTER SECTION LINE SOUTH 89°11'21" EAST, 228.36 FEET (SOUTH 89°02'57" EAST, 228.48 FEET PER AFOREMENTIONED BOUNDARY LINE ADJUSTMENT) TO THE POINT OF BEGINNING; THENCE SOUTH 89°11'21" EAST, 561.52 FEET (SOUTH 89°02'57" EAST, 561.53 FEET PER AFOREMENTIONED BOUNDARY LINE ADJUSTMENT) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 93; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: THENCE SOUTH 17°54'13" EAST, 255.65 FEET (SOUTH 17°45'18" EAST, 255.88 FEET PER AFOREMENTIONED BOUNDARY LINE ADJUSTMENT); THENCE ALONG A TANGENT CIRCULAR CURVE TO THE RIGHT WITH A RADIUS OF 9900.00 FEET, A CENTRAL ANGLE OF 01°53'02" AND AN ARC LENGTH OF 325.53 FEET (BEING A NON TANGENT CURVE, CURVING FROM A RADIAL BEARING OF SOUTH 72°11'04" WEST, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 9775.09', THROUGH A CENTRAL ANGLE OF 01°54'24" , AN ARC LENGTH OF 325.28' TO A RADIAL BEARING OF NORTH 74°05'28" EAST); THENCE WITH A NON-TANGENT LINE SOUTH 68°11'55" WEST, 119.45 FEET (SOUTH 68°20'19" WEST, 119.66 FEET PER AFOREMENTIONED BOUNDARY LINE ADJUSTMENT); THENCE SOUTH 16°36'56" WEST, 165.18 FEET (SOUTH 16°45'20" WEST, 165.18 FEET PER AFOREMENTIONED BOUNDARY LINE ADJUSTMENT); THENCE SOUTH 68°46'18" WEST, 40.93 FEET (SOUTH 68°54'42" WEST, 40.93 FEET PER AFOREMENTIONED BOUNDARY LINE ADJUSTMENT); THENCE NORTH 19°56'03" WEST, 27.58 FEET (NORTH 19°47'39" WEST, 27.58 PER AFOREMENTIONED BOUNDARY LINE ADJUSTMENT); THENCE NORTH 22°21'51" WEST, 79.35 FEET (NORTH 22°13'27" WEST, 79.35 FEET PER AFOREMENTIONED BOUNDARY LINE ADJUSTMENT); THENCE FROM A TANGENT WHICH BEARS NORTH 23°09'58" WEST, ALONG A CIRCULAR CURVE TO THE LEFT WITH A RADIUS OF 1821.79 FEET, A CENTRAL ANGLE OF 11°04'36" AND AN ARC LENGTH OF 352.20 FEET (CURVING TO THE LEFT, BEING A NON TANGENT CURVE, FROM A RADIAL BEARING OF SOUTH 66°58'26" WEST, HAVING A RADIUS OF 1821.80 FEET, THROUGH A CENTRAL ANGLE OF 11°04'37", AN ARC LENGTH OF 352.20 FEET TO A RADIAL BEARING OF NORTH 55°53'50" EAST, PER AFOREMENTIONED BOUNDARY LINE ADJUSTMENT); THENCE WITH A NON TANGENT LINE NORTH 40°49'42" WEST, 210.58 FEET (NORTH 40°41'18" WEST 210.58 FEET PER AFOREMENTIONED BOUNDARY LINE ADJUSTMENT); THENCE NORTH 42°07'15" WEST, 287.11 FEET (NORTH 40°41'18" WEST, 210.58 FEET; THENCE NORTH 41°58'51" WEST 293.98 PER AFOREMENTIONED BOUNDARY LINE ADJUSTMENT) TO THE POINT OF BEGINNING.

THE ABOVE METES AND BOUNDS DESCRIPTIONS WERE PREPARED BY : ERIC SNYDER PLS 11194, AT 313 PILOT ROAD, SUITE A, LAS VEGAS, NEVADA 89119

APN: 011-220-01 and 011-200-06

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$17.00  
Recorded By: AE RPTT: \$3,705.00  
Book- 237 Page- 0658

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 011-220-01
- b) 011-200-06
- 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:

\$950,000.00

Deed in Lieu of Foreclosure Only (value of property)

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

Transfer Tax Value:

\$950,000.00

Real Property Transfer Tax Due

\$3,705.00

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: \_\_\_\_\_

Capacity: Escrow Agent

Signature: \_\_\_\_\_

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

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Vance L. Higbee and Vickie E.

Phyllis Frias Management

Print Name: Higbee

Print Name: Trust

Address: HCR 61, Box 21

Address: 5010 South Valley View

City: Hiko

City: Las Vegas

State: NV Zip: 89017

State: NV Zip: 89118

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

First American Title Insurance  
Company National Commercial

Print Name: Services

File Number: NCS-304664-HHLV tt/tt

Address: 3960 Howard Hughes Parkway, S-380

City: Las Vegas

State: NV Zip: 89169

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