

Official Record

Recording requested By
BRUCE STOKER

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$20.00

Page 1 of 7

RPTT: \$11.70

Recorded By: LB

Book- 253

Page- 0009

APN 011-200-06

APN 011-200-03

APN _____



0135003

QUIT CLAIM DEED

Title of Document

Affirmation Statement

BS I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number of any person or persons. (Per NRS 239B.030)

_____ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number of a person or persons as required by law: _____
(State specific law)

[Signature]
Signature

12/22/2009

REAL ESTATE MANAGER

BRUCE STOKER
Print

12/22/2009

Date

Grantees address and mail tax statement:

5010 S. VALLEY VIEW BLVD
LAS VEGAS, NV 89118



WHEN RECORDED, MAIL TO:
Phyllis Frias Management Trust
501 S. Valley View Blvd.
Las Vegas, NV 89118

A.P.N. 011-200-03 & 011-200-06

QUIT-CLAIM DEED

E. EDWIN HIGBEE, Jr., a married man as his sole and separate property, Grantor, hereby Quit-Claims to PHYLLIS FRIAS, TRUSTEE OF THE PHYLLIS FRIAS MANAGEMENT TRUST, dated January 28, 1998, Grantee, of Las Vegas, Clark County, State of Nevada, for the sum of Three Thousand Dollars (\$3,000.00) and other good and valuable consideration, all of the right, title and interest in and to the following-described real property located in Lincoln County, State of Nevada:

See Attached Exhibit "A"

Together with all rights, improvements, privileges, easements and appurtenances thereunto belonging or in any way appertaining; but subject to any and all easements, encumbrances, rights-of-way, and restrictions of record.

WITNESS the hand of Grantor, this 22 day of December, 2009.

GRANTOR

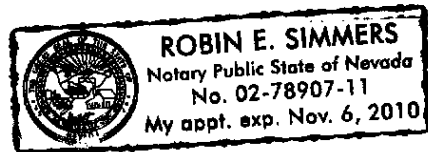
By: *E. Edwin Higbee, Jr.*
E. EDWIN HIGBEE, Jr.

STATE OF Nevada)
) : ss.
COUNTY OF Lincoln)

On the 22 day of December, 2009, personally appeared before me E. Edwin Higbee, Jr., who being by me duly sworn did say that he is the Grantor as his sole and separate property.

Robin E. Simmers
Notary Public

My Commission Expires: Nov 6, 2010



**EXHIBIT "A"****PROPERTY DESCRIPTION
FOR CONVEYANCE BETWEEN
E. EDWIN HIGBEE, JR. AND
THE PHYLLIS FRIAS MANAGEMENT TRUST**

A portion of that certain parcel as described in a Deed recorded on September 11, 2008 in the Office of the Lincoln County Recorder in Book 244, Page 294 as Document No. 132587, being a portion of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) 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 Westerly boundary of the Northeast Quarter (NE ¼) of said Section 32, South 01°49'30" East, 1346.96 feet to the Northwest corner of Parcel 1 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. 128829; thence leaving said Westerly boundary and continuing along the Northerly boundary of said Parcel 1, South 89°11'21" East, 228.36 feet to the Northeast corner of said Parcel 1 and the Northwest corner of Parcel 2 as shown on the aforementioned Boundary Line Adjustment; thence along the common boundary of said Parcels 1 & 2 the following five (5) courses:

thence South 42°07'15" East, 287.11 feet;

thence South 40°49'42" East, 210.58 feet;

thence from a tangent which bears South 34°14'34" East, along a circular curve to the right with a radius of 1821.79 feet and a central angle of 11°04'36" and an arc length of 352.20 feet;

thence with a non-tangent line South 22°21'51" East, 79.35 feet;

thence South 19°56'03" East, 27.58 feet;



thence leaving said common boundary from a tangent which bears South $19^{\circ}54'34''$ East, along a circular curve to the right with a radius of 2095.00 feet and a central angle of $01^{\circ}18'03''$ and an arc length of 47.56 feet to a point on the North boundary of that certain parcel as described in a Deed recorded on September 11, 2008 in the Office of the Lincoln County Recorder in Book 244, Page 294 as Document No. 132587, the **POINT OF BEGINNING**; thence along said North boundary with a non-tangent line South $88^{\circ}54'55''$ East, 12.97 feet; thence leaving said North boundary South $10^{\circ}21'45''$ East, 525.91 feet to a point on the South boundary of said parcel; thence along the South, West and North boundaries of said parcel the following four (4) courses:

thence North $89^{\circ}18'07''$ West, 11.17 feet;
thence North $88^{\circ}56'37''$ West, 19.42 feet;
thence leaving said South boundary and continuing along the West boundary North $10^{\circ}21'45''$ West, 526.00 feet to the Northwest corner of said parcel;
thence leaving said West boundary and continuing along the North boundary South $88^{\circ}54'55''$ East, 17.64 feet to the **POINT OF BEGINNING**.

Said parcel contains an area of approximately 15,780 square feet.

BASIS OF BEARINGS

North $88^{\circ}55'12''$ West being the South boundary of Section 32, Township 6 South, Range 61 East, M.D.M., Lincoln County, Nevada as shown on the Record of Survey for the Phyllis Frias Management Trust, recorded in the Office of the Lincoln County Recorder on March 3, 2008 in Book C, Page 388, as Document No. 131065.

Prepared by:

Eric V. Snyder, PLS 11194
A3D Surveys
292 Ben Johnson Court
Las Vegas, Nevada 89183
Phone: 702-456-7226



PARCEL 3A PROPERTY DESCRIPTION

A portion of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 32, Township 6 South, Range 61 East, M.D.M. Lincoln County, Nevada being more specifically described as follows:

Commencing at the Center ¼ corner of Section 32 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. 128829; thence along the southerly boundary of Parcel 1 of said Boundary Line Adjustment, South 88°56'37" East, 836.90 feet to the southeast corner of said Parcel 1; thence South 88°56'37" East, 228.44 feet; thence North 89°18'07" West, 11.17 feet to the **POINT OF BEGINNING**; thence North 10°21'45" West, 525.91 feet; thence South 88°54'55" East, 240.37 feet to a point on the Westerly right-of-way of US Highway 93; thence along said right-of-way along a tangent circular curve to the right with a radius of 9900.00 feet and a central angle of 03°03'49" and an arc length of 529.34 feet; thence leaving said right-of way, South 89°18'07" East, 263.78 feet to the **POINT OF BEGINNING**.

Said parcel contains an area of approximately 3.01 acres.

BASIS OF BEARINGS

North 88°55'12" West being the South boundary of Section 32, Township 6 South, Range 61 East, M.D.M., Lincoln County, Nevada as shown on the Record of Survey for the Phyllis Frias Management Trust, recorded in the Office of the Lincoln County Recorder on March 3, 2008 in Book C, Page 388, as Document No. 131065.

Prepared by:

Eric V. Snyder, PLS 11194
A3D Surveys
292 Ben Johnson Court
Las Vegas, Nevada 89183
Phone: 702-456-7226



PARCEL 2A PROPERTY DESCRIPTION

A portion of Parcel 1 and all of 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. 128829, being a portion of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) 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 Westerly boundary of the Northeast Quarter (NE ¼) of said Section 32, South 01°49'30" East, 1346.96 feet to the Northwest corner of said Parcel 1; thence leaving said Westerly boundary and continuing along the Northerly boundary of said Parcel 1, South 89°11'21" East, 228.36 feet to the Northeast corner of said Parcel 1 and the Northwest corner of aforementioned Parcel 2, the **POINT OF BEGINNING**; thence along the Northerly boundary of said Parcel 2, South 89°11'21" East, 561.52 feet to a point on the Westerly right-of-way 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;

thence along a tangent circular curve to the right with a radius of 9900.00 feet and a central angle of 03°29'11" and an arc length of 602.41 feet;

thence leaving said Westerly right-of-way with a non-tangent line North 88°54'55" West, 240.37 feet; thence South 10°21'45" East, 525.91 feet; thence North 89°18'07" West, 11.17 feet; thence 88°56'37" West, 19.42 feet; thence North 10°21'45" West, 526.00 feet; thence South 88°54'55" East, 17.64 feet;

thence from a tangent which bears North 18°36'31" West, along a circular curve to the left with a radius of 2095.00 feet and a central angle of 01°18'03" and an arc length of 47.56 feet to a point on the common boundary of aforementioned Parcels 1 & 2;



thence along said common boundary the following five (5) courses:

thence with a non-tangent line North 19°56'03" West, 27.58 feet;

thence North 22°21'51" West, 79.35 feet;

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 and a central angle of 11°04'36" and an arc length of 352.20 feet;

thence with a non-tangent line North 40°49'42" West, 210.58 feet;

thence North 42°07'15" West, 287.11 feet to the **POINT OF BEGINNING**.

Said parcel contains an area of approximately 7.19 acres.

BASIS OF BEARINGS

North 88°55'12" West being the South boundary of Section 32, Township 6 South, Range 61 East, M.D.M., Lincoln County, Nevada as shown on the Record of Survey for the Phyllis Frias Management Trust, recorded in the Office of the Lincoln County Recorder on March 3, 2008 in Book C, Page 388, as Document No. 131065.

Prepared by:

Eric V. Snyder, PLS 11194
A3D Surveys
292 Ben Johnson Court
Las Vegas, Nevada 89183
Phone: 702-456-7226

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
BRUCE STOKER

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of Fee: \$20.00
Recorded By: LB RPTT: \$11.70
Book- 253 Page- 0009

1. Assessor Parcel Number(s)

- a) 011-200-06
- b) 011-200-03
- 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: \$3,000.00
- b) Deed in Lieu of Foreclosure Only (value of \$ _____)
- c) Transfer Tax Value: \$3,000.00
- d) Real Property Transfer Tax Due \$ 11.70

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: E. Edwin Higbee, Jr.

Capacity: Seller

Signature: Phyllis Frias

Capacity: Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: E. Edwin Higbee, Jr.

Print Name: The Phyllis Frias Management Trust

Address: PO Box 90 181 MAIN ST #302

Address: 5010 S. Valley View Blvd.

City: PLOCHE

City: Las Vegas

State: NV Zip: 89043

State: NV Zip: 89118

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

Print Name: BRUCE STOKER

File Number: _____

Address: 5010 S. VALLEY VIEW BLVD

City: LAS VEGAS

State: NV Zip: 89118

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