

Official Record

Recording requested By
E. EDWIN HIGBEE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT:

Recorded By AE

Book- 254

Page-

0151



This document prepared by (and after recording return to):

Name: Bruce Stoker
Address: 5010 S. Valley View Blvd
City, State, Zip: Las Vegas, NV 89118
Phone: 702-798-3400, ext 2328

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Assessor's Parcel No. 's= 011-200-06 and 011-200-03

**CORRECTION DEED
FOR A QUIT CLAIM DEED**

That whereas E. EDWIN HIGBEE, Jr., of Lincoln County, State of Nevada, as Grantor, hereinafter referred to as Grantor, did, on or about the day of December 22, 2009, execute and deliver to PHYLLIS FRIAS, TRUSTEE OF THE PHYLLIS FRIAS MANAGEMENT TRUST, dated January 28, 1998, as Grantee, a conveyance of the certain lands, situated in Lincoln County, Nevada, and more particularly described in Exhibit "A" which is attached hereto and incorporated herein for any and all purposes, and which said conveyance contains a mutual mistake and is recorded in Book 253, Pages 009-015, of the Deed Records of Lincoln County, Nevada; and whereas, to prevent difficulties hereafter, it is appropriate to correct the record in this regard;

NOW, THEREFORE, FOR VALUABLE CONSIDERATION OF THREE THOUSAND DOLLARS (\$3000.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged said Grantor, hereby Quit-Claims to PHYLLIS FRIAS, TRUSTEE OF THE PHYLLIS FRIAS MANAGEMENT TRUST, dated January 28, 1998, hereinafter "Grantee," all of the tract of land situated in the County of Lincoln, State of Nevada, which is described in the attached

Exhibit "A"

TOGETHER with all rights, improvements, privileges, tenements, hereditaments, and appurtenances, including water rights, if any, but subject to any and all easements, rights-of-way, and restrictions of record.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in said premises, as a married man as his sole and separate property; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.



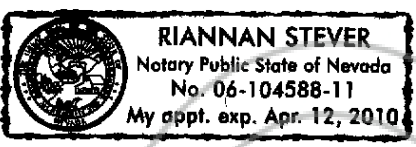
This is a correction deed, given and accepted as such in substitution for such earlier deed dated on December 22, 2009 and it shall be effectual as of and retroactive to such date.

WITNESS the hand of Grantor, this 9th day of Feb, 2010.

Grantor
E. EDWIN HIGBEE, Jr.

STATE OF NEVADA)
):s
COUNTY OF LINCOLN)

This instrument was acknowledged before me on Feb 2, 2010 (date) by E. EDWIN HIGBEE, Jr. who being by me duly sworn did say that he is Grantor as his sole and separate property.



Notary Public
Printed Name: Riannan STEVER

(Seal)
My Commission Expires:
Apr. 12, 2010

Grantor(s) Name, Address, phone:
E. EDWIN HIGBEE, Jr.

PO Box 90
181 Main Street #302
Pioche, NV 89043
775-725-3777

Grantee(s) Name, Address, phone:
PHYLLIS FRIAS
Trustee of
THE PHYLLIS FRIAS MANAGEMENT
TRUST
5010 S. Valley View Blvd.
Las Vegas, Nevada 89118
702-798-3424

**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°54'34" East, along a circular curve to the right 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 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°54'55" East, 12.97 feet; thence leaving said North boundary South 10°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°18'07" West, 11.17 feet;
thence North 88°56'37" West, 19.42 feet;
thence leaving said South boundary and continuing along the West boundary North 10°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°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°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

DOC # DV-135363

02/09/2010 11:03 AM

Official Record

Recording requested By
E EDWIN HIGBEE

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$17.00

Recorded By: AE RPTT:

Book- 254 Page- 0151

FOR RECORDERS OPTIONAL USE ONLY

Document / Instrument # _____

Book: _____ Page: _____

Date of Recording: _____

Notes: with pardon doc # 135003 a

1. Assessor Parcel Number(s)

- a) 011-200-06
- b) 011-200-03
- c) _____
- d) _____

2. Type of Property

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Building
- f) Commercial /Ind'l
- g) Agriculture
- h) Mobile Home
- i) other _____

3. Total Value / Sales Price of Property

Deed In Lieu Only (value of forgiven debt) \$ _____

Taxable Value \$ _____

Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, section: 3
- b. Explain Reason for Exemption: Correcting legal description and transfer tax was paid on Doc. 135003

5. Partial Interest: Percentage being transferred: _____ %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/2% 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 _____

Signature E Edwin Higbee Jr Capacity Agent for Phillis Frias

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name E Edwin Higbee Jr
Address P.O. Box 242
City Hawthorne
State NV Zip 89001

Print Name Phillis Frias
Address 50105 Valley View Blvd.
City Las Vegas
State Nevada Zip 89118

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT BUYER OR SELLER)

Co. Name _____ Esc. # _____
Address _____
City _____ State: _____ Zip _____

(As a public record, this form may be recorded / microfilmed)