

A.P.N. 011-090-13
R.P.T.T. \$2,340.00
Escrow No. 46271

Recording Requested By:
Cow County Title Co.

Mail Tax Statements To:
Same as below

When Recorded Mail To:
Mark Ken Johnson
HCR 61 Box 99
Hiko, NV 89017



0144039

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That BRIAN G. HIGBEE and DLORAH JEAN HIGBEE, husband and wife, who acquired title without a vesting for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to MARK KEN JOHNSON, an unmarried man and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. A new Deed of Trust to record concurrently herewith

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: August 14, 2013

Brian G. Higbee
BRIAN G. HIGBEE

Dlorah Jean Higbee
DLORAH JEAN HIGBEE

State of Nevada }
County of Lincoln } ss.

This instrument was acknowledged before me on Sept 19, 2013
by BRIAN G. HIGBEE, DLORAH JEAN HIGBEE

Signature: *L. Hulet*
Notary Public

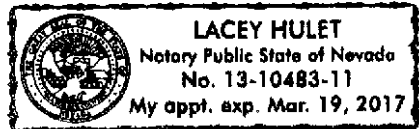




Exhibit A

File Number: 46271

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

PARCEL 1

The Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 35, Township 4 South, Range 60 East, M.D.B. & M.

PARCEL 2

That portion of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 35, Township 4 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Beginning at the Northeast Corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 35, Township 4 South, Range 60 East, M.D.B. & M. and running thence West 964.5 ft., thence South 279.4 ft., thence East 964.5 ft., thence North 279.4 ft. to the point of beginning.

PARCEL 3

That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 34, Township 4 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Beginning at the Southeast Corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 34, Township 4 South, Range 60 East, M.D.B. & M., and running thence West 238 ft., thence North 1320 ft., thence East 238 ft., thence South 1320 ft. to the point of beginning.

PARCEL 4

That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 34, Township 4 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Beginning at a point 238 feet West of the Northwest Corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 35, Township 4 South, Range 60 East, M.D.B. & M., and running North parallel to said quarter line for a distance of 615 ft., thence in a Westerly direction 550 ft. to the right of way line of the Nevada Highway 318, thence in a Southerly direction along said highway right of way line a distance of 639 ft. to the South line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 34, thence East along said quarter line a distance of 520 ft. to the point of beginning.

**PARCEL 5**

That portion of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 34, Township 4 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Beginning at a point 238 feet West of the Northeast Corner of Section 34, Township 4 South, Range 60 East, M.D.B. & M., and running South parallel to the East line thereof a distance of 705 feet, thence West 552 feet parallel to the South boundary of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), thence North 702 feet along Nevada Highway 318 right-of-way boundary to the North line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 34, thence East 665 feet along said line to point of beginning.

EXCEPTING THEREFROM a right-of-way already conveyed to the Hiko Irrigation and Water Company which passes through said land.

ASSESSOR'S PARCEL NUMBER FOR 2013 – 2014: 011-090-13

Included with this land is 37.5 water shares of Hiko Irrigation & Water Company, a NV Corporation

Together with 82.60 Acre Feet of Water under Permit # 62864 (Cert 16711, 36.71 AFA) and Permit # 68334 (Cert 16712, 45.89 AFA) filed with the State Engineer for the State of Nevada.

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
COW COUNTY TITLE COMPANY

- 1. Assessor Parcel Number(s)
 - a) 011-090-13
 - b) _____
 - c) _____
 - d) _____

FOR RECORDER'S	
Document/Instrument	_____
Book	_____
Date of Recording:	_____
Notes:	_____

Lincoln County - NV
Leslie Boucher - Recorder
 Page 1 of 1 Fee: \$16.00
 Recorded By: AE RPTT: \$2,340.00
 Book- 282 Page- 0161

- 2. Type of Property
 - a) Vacant Land
 - b) Single Family Residence
 - c) Condo/Twnhse
 - d) 2-4 Plex
 - e) Apartment Bldg.
 - f) Commercial/Industrial
 - g) Agricultural
 - h) Mobile Home
 - i) Other _____

3. Total Value/Sales Price of Property	\$600,000.00
Deed in Lieu of Foreclosure Only (Value of Property) (_____)	
Transfer Tax Value	\$600,000.00
Real Property Transfer Tax Due:	\$2,340.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 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 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: *Brian G. Higbee* Capacity: Seller/Grantor
 Signature: _____ Capacity: Buyer/Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

BRIAN G. HIGBEE and
 Print Name: DLORAH JEAN HIGBEE
 Address: P O Box 566
 City/State/Zip Alamo, NV 89001

MARK KEN JOHNSON
 Print Name: _____
 Address: HCR 61 Box 99
 City/State/Zip Hiko, NV 89017

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Cow County Title Co. Escrow No 46271
 P.O. Box 518
 328 Main St.
 Address: Pioche, Nevada 89043