

Official Record

Recording requested By  
BETSY L. WHIPPLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT:

Recorded By: LB

Book- 300 Page- 0172

APN: 011-160-19 & 011-160-20

WHEN RECORDED RETURN TO:

BETSY L. WHIPPLE  
1713 River Ranch Road  
Hiko, Nevada 89107



DECLARATION OF HOMESTEAD

I, Betsy L. Whipple do hereby certify and declare as follows:

- 1. I am single person and a householder.
- 2. I am residing on the land and premises located at:

1713 & 1720 River Ranch Road  
Hiko / Ash Springs, Nevada

and more particularly described as follows:

*See attachment*

- 3. I hereby claim the land and premises hereinabove described together with the dwelling house thereon, and its appurtenances, as a homestead.

In witness whereof, I have hereunto set my hand this 16 day of December, 2015.

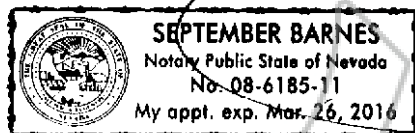
*Betsy L. Whipple*  
Betsy L. Whipple

STATE OF NEVADA

}ss.

COUNTY OF LINCOLN

Subscribed and sworn to before me this 16 day of December, 2015 by Betsy L. Whipple.



*September Barnes*  
Notary Public



0148670

Lincoln County

APN Portion 011-160-02

WARRANTY DEED

STATE OF NEVADA )  
 ) KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF LINCOLN )

THAT WHIPPLE CATTLE COMPANY, a Nevada corporation, having its principal place of business at Hiko, Lincoln County, Nevada, hereinafter referred to as "Grantor", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed, does GRANT, SELL AND CONVEY to BETSY L. WHIPPLE, of HC 61 Box 27, Hiko, Lincoln County, Nevada, hereinafter referred to as "Grantee", all of the following described real property and improvements thereon in Lincoln County, Nevada, to-wit:

2025.9

Parcel I:

That portion of the west half of Section 7, Township 6 South, Range 61 East, Mount Diablo Meridian, described as follows:

Parcel 1 and 12696, Book 2 of Plats  
Lots Two (2) and Three (3) as shown by map thereof in File 118625 of Parcel Maps, Page 445 & 7 in the office of the County Recorder, Clark 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 Lot 1 as shown by map thereof in File 118625 of Parcel Maps, Page 445 & 7 in the office of the County Recorder, Clark 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.



Lincoln County

The Basis of bearings herein are based on the west line of said Section 7 shown on the Bureau of Land Management Dependent Resurvey accepted may 18, 1999, being N 00°44'00" W.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances lawfully accompanying it, by the Grantee and the Grantee's successors and assigns forever. Grantor binds itself and Grantor's successors and assigns to warrant and forever defend all and singular the property against every person lawfully claiming or to claim all or any part of the property by, through, or under the Grantor but not otherwise. Grantor does additionally reserve unto itself, the following described property:

A 40 foot easement for ingress and egress, and incidental purposes over and across those portions of Lots Two (2) and Three (3) as shown by map thereof in File 110625 & 110626 of Parcel Map Page 443 17 in the office of the County Recorder, Clark 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.

Also a 20 foot easement for ingress and egress, and incidental purposes along the easterly boundary of Parcels 2 and 3 as shown by map thereof in File 110625 of Parcel Map Page 443 17 in the office of the County Recorder, Clark County, Nevada, beginning at the above mentioned easement from U.S. Highway 93 and going southerly to the southerly boundary line of said Parcel 3, S 22° 59'39" E 729.85' measured along the easterly boundary line of said Parcels 2 and 3.

The Basis of bearings herein are based on the west line of said Section 7 shown on the Bureau of Land Management Dependent Resurvey accepted may 18, 1999, being N 00°44'00" W.



Lincoln County

The easement granted to Grantee is for the benefit of the parcel conveyed by this deed to the Grantor, which is described above; and the easement reserved by Grantor is for the benefit of other property owned by Grantor, which adjoins the parcel conveyed by this deed to the Grantee, which is described above.

This conveyance is made and accepted subject to any and all restrictions, reservations, mineral leases, exceptions, covenants, conditions, easements, agreements and rights, if any, relating to the above described property shown of record in the office of the County Clerk of Lincoln County, Nevada, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect. Ad valorem taxes for the current year have been prorated as of the date hereof and Grantee has assumed payment thereof.

EXECUTED this 17 day of August, 2002.

WHIPPLE CATTLE COMPANY

By: Bret Whipple  
Bret Whipple, President

STATE OF NEVADA )  
COUNTY OF Lincoln )

BEFORE ME, the undersigned authority, on this day personally appeared Bret Whipple, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 17<sup>th</sup> day of August, 2002.

Wendy Rudder  
Notary Public in and for  
The State of Nevada  
My Commission Expires: June 15, 2005

