

Official Record

Recording requested By
RICHARD E. HIGBEE

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3
RPTT: \$21.45 Recorded By: HB
Book- 300 Page- 0651



0148808

APN 011-210-35

APN 011-192-19

APN _____

GRANT BARGAIN AND SALE DEED

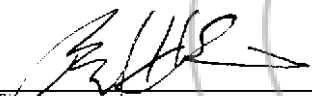
Title of Document

Affirmation Statement

X I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) 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, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: _____

(State specific law)



Signature Title

Richard Higbee

Print

1-28-2016

Date

Grantees address and mail tax statement:



GRANT BARGAIN AND SALE DEED

THIS INDENTURE made this 13 day of Nov, A. D. 2009, between E. Edwin Higbee, Jr. and Richard E. Higbee, brothers of Hiko Nevada as the Grantors, and to Richard E. Higbee and Debra Gaye Higbee, husband and wife as joint tenants with the right of survivorship, as Grantees.

WITNESSETH that the said Grantors in consideration of the sum of Ten Dollars (\$10.00) Lawful money of the United States of America and other and further valuable consideration, the receipt whereof is hereby acknowledged do by these presents GRANT, BARGAIN and SELL unto the said Grantees and to their heirs, successors, and assigns forever all of the rights, title, and interest of Grantors in and to that real property situated and particularly described as follows

TO WIT: Parcel number No 2 on the Parcel Map recorded in the Records of Lincoln County in the Official Records, Book D Plat , Doc. No. 136263 Recorded the 6 day of August, A.D. 2010.

Parcel 2:

Beginning at a point on the Section Line between Sections 31 and 32 T 6 S, R 61 E, M.D.M, at a point from which the SW Corner of said Section 32 bears S 0° 09' 52" W a distance of 2,329.07 feet; thence following a course (1) N 82° 28' 54" E a distance of 554.28 feet to a point; thence (2) N 76° 49' 05" E a distance of 856.77 feet to a point; thence (3) S 87° 50' 20" E a distance of 303.64 feet; thence (4) continuing S 88° 46' 23" E a distance of 304.46 feet; thence (5) S 0° 39' 46" E a distance of 648.64 feet; thence (6) N 88° 00' 03" W a distance of 1,228.10 feet to a point; thence (7) thence N 88° 18' 37" W a distance of 87.56 feet to a point; thence (8) continuing due North a distance of 202.90 feet; thence (9) due West a distance of 100.00 feet; thence (10) due South a distance of 202.90 feet; thence continuing (11) N 88° 18' 37" W a distance of 585.00 feet to a point; thence (12) S 89° 40' 27" W a distance of 1,293.56 feet to a point on the Easterly boundary of the Alamo West Road; thence (13) N 0° 20' 50" E along the Easterly boundary of the Alamo West Road a distance of 332.255 feet to a point which is the Northwest Corner of this parcel; thence (14) N 89° 39' 04" E a distance of 1,293.56 feet to the point of beginning. Said parcel contains 33.67 acres. .

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises together with the appurtenances unto the Grantees as Joint Tenants and to the survivors of them and their heirs and assigns of such survivor forever.

IN WITNESS WHEREOF THE SAID Grantors have herunto set their hand as of the day and year first above written.

E. Edwin Higbee, Jr.
E. Edwin Higbee, Jr.

Richard E. Higbee
Richard E. Higbee

STATE OF NEVADA)
 : ss
COUNTY OF LINCOLN)

On this 13th day of November, A. D. 2009, before me, a Notary Public in and for said County and State, personally appeared E. Edwin Higbee Jr. and Richard E. Higbee, brothers, known to me to be the persons described in and who executed the foregoing instrument who (jointly and severally) acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Betty Jo Jarvis

(Seal)



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STATE OF NEVADA
DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a) 011-210-35
 - b) 011-192-19
 - c) _____
 - d) _____

- 2. Type of Property:

<ul style="list-style-type: none"> a) <input type="checkbox"/> Vacant Land c) <input type="checkbox"/> Condo/Twnhse e) <input type="checkbox"/> Apt. Bldg g) <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Other 	<ul style="list-style-type: none"> b) <input type="checkbox"/> Single Fam. Res. d) <input type="checkbox"/> 2-4 Plex f) <input type="checkbox"/> Comm'l/Ind'l h) <input type="checkbox"/> Mobile Home
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FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

- 3. Total Value/Sales Price of Property \$ 5049.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due \$ 21.45

- 4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption per NRS 375.090, Section _____
 - b. Explain Reason for Exemption: _____

- 5. Partial Interest: Percentage being transferred: _____ %

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 [Signature] Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: E. Edwin Higbee Jr and Richard E. Higbee
Address: 1271 Baa X Baa Rd PO Box 194
City: Alamo NV
State: NV Zip: 89001

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Richard E Higbee and Debra Gaye Higbee
Address: PO Box 194 1271 Baa X Baa Rd.
City: Alamo
State: NV Zip: 89001

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____