11:46 AM

Record Recording requested By DYLAN FREHNER ATTORNEY

Lincoln County - NV - Recorder

Leslie Boucher Fee: \$16.00 of 3 Page 1 Recorded By . HB RPTT

Book- 300 Page- 0654

APN: 011-210-34 011-192-18 011-210-36

RETURN RECORDED DEED TO: E. Edwin Higbee, Ir. and Kris Higbee P.O. Box 242 Alamo, Nevada 89001

GRANTEE/MAIL TAX STATEMENTS TO: E. Edwin Higbee, [r. and Kris Higbee P.O. Box 242 Alamo, Nevada 89001

GRANT BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 25th day of January between E. Edwin Higbee, Jr., and Richard E. Higbee, brothers, as joint tenants with the rights of survivorship, and as, the party of the first part, hereinafter referred to as "GRANTORS", and E. Edwin Higbee, Jr., and Kris Higbee, Husband and Wife, as joint tenants, with rights of survivorship, and as the party of the second part, hereinafter referred to as "GRANTEES."

WITNESSETH:

That the GRANTORS, in consideration of Ten Dollars (\$10), lawful money of the United States of America, and other good and valuable consideration, in hand paid by the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain and sale unto the GRANTEES, and to their heirs and assigns, forever, all their rights, title and interest in and to those certain lots, pieces and parcels of land situate in Pioche, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

Parcels Numbered No. 1 and No. 3 on the Parcel Map recorded in the records of Lincoln County in the Official Records, Book D Page 0022, Doc. No. 0136263 Recorded the 6th day of August, 2010. Further described as follows:

Parcel 1

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) S S 89* 39' 04" W a distance of 1,293.56 feet to a point on the Easterly boundary of the Alamo West Road; thence (2) N 0* 20' 50" E along the Easterly boundary of Alamo West Road a distance of 332.255 feet to a point which is the Northwest Corner of this parcel; thence (3) N 89* 37' 42" E a distance of 1,292.50 feet; thence (4) due East a distance of 450.00 feet to a point; thence (5) due North a distance of 300.00 feet to a point; thence (6) due West a distance of 449.23 feet to a point on the Section line aforementioned; thence (7) N 0* 09' 52" E a distance of 365.33 feet to the most northerly west corner of said parcel 1; thence (8) S 88* 06' 11" E a distance of 836.83 feet to a point; thence (9) S 37* 46' 13" E a distance of 888.95 feet to a point; thence (10) S 76* 49' 05" W a distance of 856.77 feet to a point; thence (11) S 82* 28' 54" W a distance of 554.28 feet to the point of beginning. Said parcel contains 29.817 acres.

Assessor's Parcel No. <u>011-210-34</u> 011-192<u>-18</u>

And also Parcel 3

Beginning at a point which is the Southwest Corner (SW Cor.) from which the SW Corner of said Section 32 T 6 S, R 61 E, M.D.M, bears S 46* 05' 46" W a distance of 2,783.78 feet; thence following a course (1) N 0* 39' 46" W a distance of 648.64 feet to a point: thence (2) S 88* 20' 56" E a distance of 665.97 feet to the NE corner of parcel 3; thence (3) S 0* 30' 38" E a distance of 665.43 feet to a point which is the SE corner of parcel 3; thence (4) N 86* 53' 50" W a distance of 665.10 feet to the SW Corner of parcel 3 which is the point of beginning. Said parcel contains 10.038 acres.

Assessor's Parcel No. 011-210-36

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

 TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEES, and to their heirs and assigns, forever.

IN WITNESS WHEREOF, the GRANTORS has hereunto set their hand the day and year first above written.

E. Edwin Higbee, Jr. / Richard E. Higbee

State of Nevada)

State of Nevada)

Ss.

County of Lincoln)

On this day of day of 2016, ***E. EDWIN HIGBEE*** personally appeared before me and proved to me to be the person described in and who executed the foregoing Grant Bargain and Sale Deed, who acknowledged that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

NOTARY PUBLIC

State of Nevada

)ss.

EMILY GOUKE

NOTARY PUBLIC - MINNESOTA MY COMMISSION EXPIRES 01/31/17

County of Lincoln

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

OTARÝ PUBLIC

LOLA L. SHARP

Notary Public-State of Nevada

APPT. NO. 07-1017-11

My App. Expires December 13, 2018

DOC # DV-148809

01/29/2016

Recording requested By DYLAN FREHNER ATTORNEY

11:46 AM

Official Record

STATE OF NEVADA DECLARATION OF VALUE

Assessor Parcel Number(s)	Lincoln County - NV
a. 011-210-34	Leslie Boucher – Recorder
b. 011-192-18	Page 1 of 1 Fee: \$16,00
© 011-210-36	Recorded By: HB RPTT:
d.	Book- 300 Page- 0654
2. Type of Property:	\ \
a. Vacant Land b. Single Fam. Res.	FOR RECORDERS OPTIONAL USE ONLY
c. Condo/Twnhse d. 2-4 Plex	Book Page:
e. Apt. Bldg f. Comm'l/Ind'l	Date of Recording:
g. X Agricultural h. Mobile Home	Notes: JOINT TENANTS ON VESTING DOC# 101214
Other	THE TOTAL THE PERIOD OF THE POPULATION OF THE PO
3.a. Total Value/Sales Price of Property	s
b. Deed in Lieu of Foreclosure Only (value of prope	·
c. Transfer Tax Value:	s
d. Real Property Transfer Tax Due	s
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090, Se	ction 4
b. Explain Reason for Exemption: A transfer of t	
joint tenant to one or more remaining joint ten	ants.
5. Partial Interest: Percentage being transferred: 100)_%
The undersigned declares and acknowledges, under po	enalty of perjury, pursuant to NRS 375.060
and NRS 375.110, that the information provided is co	
and can be supported by documentation if called upor	
Furthermore, the parties agree that disallowance of any	
additional tax due, may result in a penalty of 10% of t	
to NRS 375.030, the Buyer and Seller shall be jointly	and severally liable for any additional amount owed.
\ \	a li opanitor
Signature	Capacity: GRANTOR
a of on	
Signature / /	_Capacity: Agent
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: E. Edwin Higher Jr., and Richard E. Higher. Address: PO Box 194	Print Namo: E Edwin Higher, Jr. and Kris Higher Address: PO Box 242
City: Alamo	City: Alamo
State: NV Zip: 89001	State: NV Zip: 89001
COMPANY/PERSON REQUESTING RECORDS	NG (Required if not seller or buyer)
Print Name: Dylan V. Frehner	Escrow #
Address: PO Box 517	
City: Pioche	State:NV Zip: 89043