

Official RecordRecording requested By
DYLAN FREHNER ATTORNEYLincoln County - NV
Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: HB

Book- 300 Page- 0654

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

RETURN RECORDED DEED TO:

E. Edwin Higbee, Jr. and Kris Higbee
P.O. Box 242
Alamo, Nevada 89001

GRANTEE/MAIL TAX STATEMENTS TO:

E. Edwin Higbee, Jr. 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, 2016, 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

STATE OF NEVADA
DECLARATION OF VALUE

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Page 1 of 1 Fee: \$16.00
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- 1. Assessor Parcel Number(s)
 - a. 011-210-34
 - b. 011-192-18
 - c. 011-210-36
 - d. _____

- 2. Type of Property:

a. <input type="checkbox"/> Vacant Land	b. <input type="checkbox"/> Single Fam. Res.
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex
e. <input type="checkbox"/> Apt. Bldg	f. <input type="checkbox"/> Comm'l/Ind'l
g. <input checked="" type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
i. <input type="checkbox"/> Other	

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: JOINT TENANTS ON VESTING DOC # 1012114

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

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 4
- b. Explain Reason for Exemption: A transfer of title without consideration from one joint tenant to one or more remaining joint tenants.

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 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 _____ Capacity: GRANTOR

Signature [Signature] Capacity: Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: E. Edwin Higbee Jr, and Richard E. Higbee.
Address: PO Box 194
City: Alamo
State: NV Zip: 89001

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: E. Edwin Higbee Jr, and Kris Higbee
Address: PO Box 242
City: Alamo
State: NV Zip: 89001

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Dylan V. Frehner
Address: PO Box 517
City: Pioche

Escrow # _____
State: NV Zip: 89043