

Official Record

Recording requested By
FIRST AMERICAN TITLE INSURANCE COMP

Lincoln County - NV
Leslie Boucher - Recorder

Fee: **\$15.00** Page 1 of 2
RPTT: \$1,092.00 Recorded By: AK
Book- 312 Page- 0492

A.P. No. 011-200-34
Escrow No. 116-2519388-dp/VT
R.P.T.T. \$1,092.00



WHEN RECORDED RETURN TO:

Cord Higbee
P.O Box 354 /1187 Bar X Bar Road
Alamo, NV 89001

MAIL TAX STATEMENTS TO:

Cord Higbee
P.O Box 354 /1187 Bar X Bar Road
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Shelli Abrams, Successor Trustee of the Mark Ken Johnson Trust dated October 14, 2010

do(es) hereby *GRANT, BARGAIN and SELL* to

Cord Higbee, a single person

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

THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 2, AS SHOWN ON PARCEL MAP FOR JERRY S. JOHNSTON SR., SAM JAY AND MABEL JOHNSTON AND JERRY WAYNE AND JO ANN CLAY, RECORDED NOVEMBER 10, 1998, IN THE RECORDER'S OFFICE IN PLAT BOOK B, PAGE 160, AS FILE 111849, LINCOLN COUNTY, NEVADA.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 06/22/2017

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-152346
06/30/2017 02:21 PM
Official Record

1. Assessor Parcel Number(s)
- a) 011-200-34
- b) _____
- c) _____
- d) _____

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2. Type of Property
- a) Vacant Land b) Single Fam. Res.
- c) Condo/Twnhse d) 2-4 Plex
- e) Apt. Bldg. f) Comm'l/Ind'l
- g) Agricultural h) Mobile Home
- i) Other _____

FOR RE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property: \$280,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$280,000.00
- d) Real Property Transfer Tax Due \$1,092.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 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: Agent

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Mark Ken Johnson Trust

Print Name: Cord Higbee

Address: 1734 S. 14th Court

Address: P.O Box 354 /1187 Bar X
Bar Road

City: Ridgefield

City: Alamo

State: WA Zip: 98642

State: NV Zip: 89001

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

First American Title Insurance
Print Name: Company
Address 2500 Paseo Verde Parkway, Suite 120
City: Henderson

File Number: 116-2519388 dp/ JB
State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)