

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$175.50

Recorded By: AE

Book- 313 Page- 0523

(pfn)
APN: 011-060-21 RPTT: \$175.50

RECORDING REQUESTED BY:

Cow County Title Co.

NLS 7094-Lin

MAIL TAX STATEMENTS TO:

Same as below

WHEN RECORDED MAIL TO:

Hiko Properties, LLC

c/o Jennifer Cannon HC

61 Box 1

Hiko NV 89017



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That, **KEITH MURRAY WHIPPLE SR., Trustee of the KEITH MURRAY WHIPPLE SR. FAMILY TRUST dated July 14, 2006**, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **HIKO PROPERTIES, LLC, a Nevada Limited Liability Company**

all that real property situate in the County of Lincoln, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises;

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof, including water rights.

Dated: July 10, 2017

KEITH MURRAY WHIPPLE SR. FAMILY TRUST dated July 14, 2006

By: Keith Murray Sr.
Keith Murray Whipple Sr., Trustee



0152527

Book: 313

08/21/2017

Page: 524

Page: 2 of 3

STATE OF Nevada

COUNTY OF Lincoln

On July 10 2017, personally appeared before me, a Notary Public, Keith Murray Whipple Sr., Trustee of the Keith Murray Whipple Sr. Family Trust dated July 14, 2006, who acknowledged that he executed the above instrument.

Robin E Simmers Notary
Public

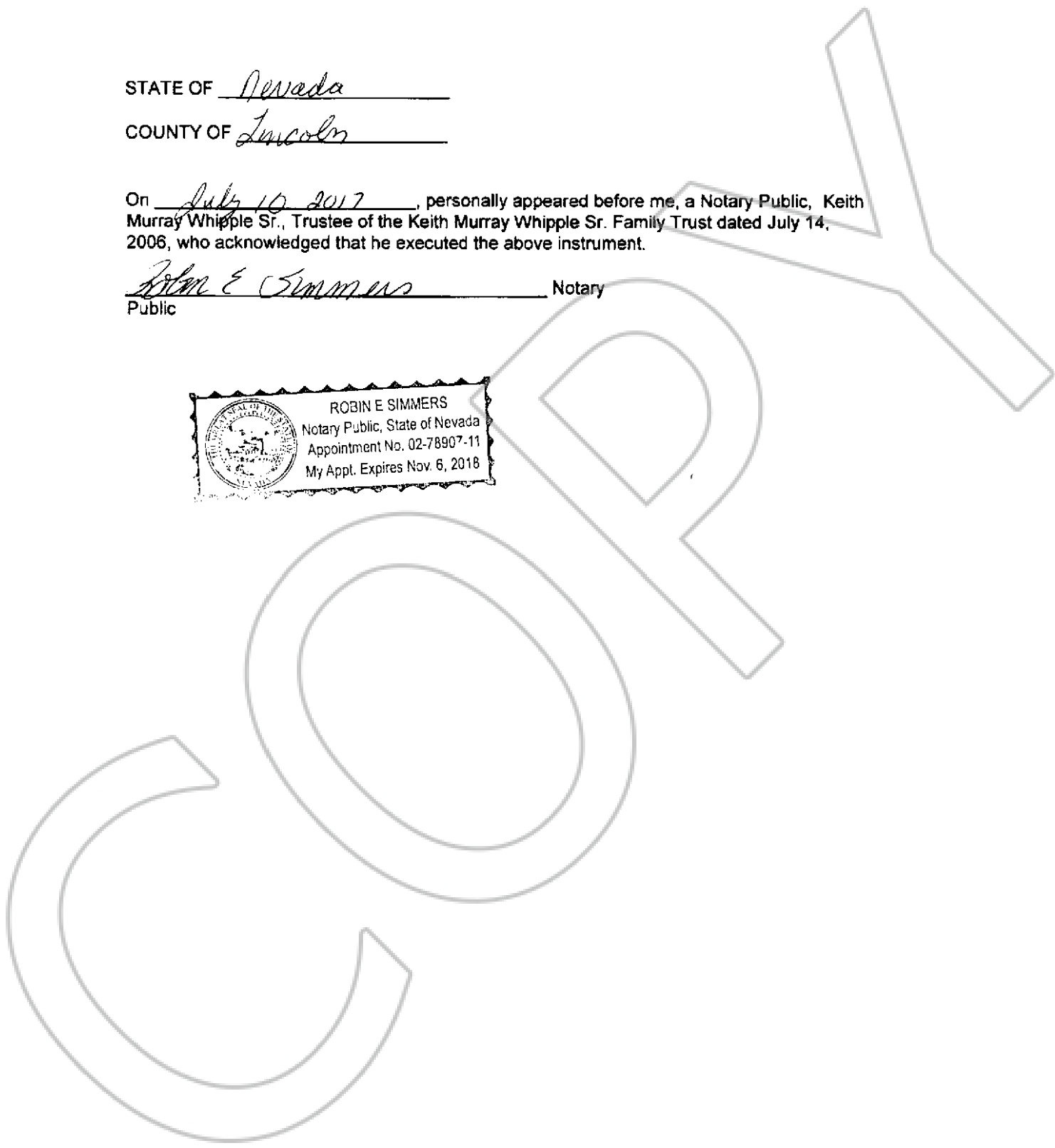
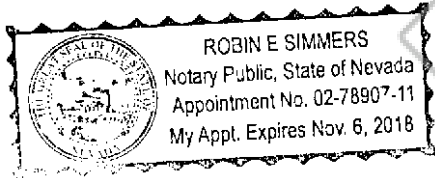




EXHIBIT "A"
LEGAL DESCRIPTION

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

That portion of the North Half (N1/2) of Section 14, Township 4 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Beginning at the Northwest corner of said acreage marked with an R/C stamped L Smith PLS 12751 from which the Northwest corner of Section 14, Township 4 South, Range 60 East, M.D.B. & M., bears North 50°33'00" West, 1003.70 feet;

Thence South 00°24'37" East, 234.56 feet;

Thence South 00°13'07" East, 394.81 feet;

Thence North 89°58'29" East, 118.67 feet;

Thence South 08°58'24" East, 23.26 feet;

Thence North 80°23'11" East, 424.75 feet to the North 1/16 line of the Northwest Quarter (NW1/4) of said Section;

Thence continuing North 80°23'11" East, 1350.44 feet to the North 1/4 line of said Section;

Thence North 00°08'57" East, 722.20 feet to an R/C stamped L Smith PLS 12751;

Thence South 89°57'26" West, 541.97 feet to an R/C stamped L Smith PLS 12751;

Thence South 00°15'17" East, 151.22 feet to an R/C stamped L Smith PLS 12751; Thence South 80°49'51" West, 1355.57 feet to the point of beginning.

The basis of bearings is the West line of the Northwest Quarter (NW1/4) of Section 14, Township 4 South, Range 60 East, M.D.B. & M., given North 00°31'53" East in the Parcel Map Plat Book C at page 99.

Said land being delineated as Area AA1 on the Boundary Line Adjustment Record of Survey recorded January 13, 2017 in Book D of Plats, page 221 as File No. 150838, Lincoln County, Nevada records.

Together with all appurtenant water rights associated with the above described property as well as an additional 5.86 acre feet of water rights.

The above legal description is a metes and bounds description and was obtained from a Boundary Line Record of Survey Map, recorded January 13, 2017 in Book D of Plats, page 221 as File No. 150838, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

STATE OF NEVADA
DECLARATION OF VALUE

- Assessor Parcel Number(s)
 - 011-060-21 (ptn)
 -
 -
 -

FOR RECORDER'S OP	
Document/Instrument N	
Book	Page
Date of Recording:	
Notes:	Assessor Verified

Page 1 of 2 Fee: \$16.00
Recorded By: AE RPTT: \$175.50
Book- 313 Page- 0523

- Type of Property

a) <input checked="" type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Family Residence
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apartment Bldg.	f) <input type="checkbox"/> Commercial/Industrial
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input checked="" type="checkbox"/> Other Conveys 29.9 acres/Boundary Adjustment	

value on

- Total Value/Sales Price of Property \$44,798.00
 Deed in Lieu of Foreclosure Only (Value of Property) ()
 Transfer Tax Value \$44,798.00
 Real Property Transfer Tax Due: \$175.50

4. If Exemption Claimed:

- Transfer Tax Exemption, per NRS 375.090, Section: _____
- 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 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: Keith Murray Whipple Sr Capacity: Trustee

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

Print Name: Keith Murray Whipple Sr
Family Trust
Address: c/o Keith Murray Whipple Sr
3771 Whipple Lane
City/State/Zip Hiko NV 89017

BUYER (GRANTEE) INFORMATION

Print Name: Hiko Properties, LLC
Address: c/o Jennifer Cannon
HC 61 Box 1
City/State/Zip Hiko NV 89017

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Cow County Title Co. Escrow No NLS 7094-Lin
Address: 761 Rainsdance Dr, Pahrump NV 89048



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 011-060-21
- b) _____
- c) _____
- d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book	_____ Page _____
Date of Recording:	_____
Notes:	<u>Assessor verified value on</u>

2. Type of Property

- | | | | |
|--|---|-----------------------------|-------------------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Family Residence |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apartment Bldg. | f) <input type="checkbox"/> | Commercial/Industrial |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input checked="" type="checkbox"/> | Other <u>Conveys 29.9 acres/Boundary Adjustment</u> | | |

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (\$44,798.00)

Transfer Tax Value \$44,798.00

Real Property Transfer Tax Due: \$175.50

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: 100 %

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Signature: _____ Capacity: _____

Signature: Raleed Cannon Capacity: Buyer

SELLER (GRANTOR) INFORMATION

Print Name: Keith Murray Whipple Sr. Family Trust

c/o Keith Murray Whipple Sr

Address: 3771 Whipple Lane

City/State/Zip Hiko NV 89017

BUYER (GRANTEE) INFORMATION

Print Name: Hiko Properties, LLC

c/o Jennifer Cannon

Address: HC 61 Box 1

City/State/Zip Hiko NV 89017

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Cow County Title Co. Escrow No NLS 7094-Lin

Address: 761 Rainsdance Dr, Pahrump NV 89048