

APN: 011-070-27

RETURN RECORDED DEED TO:
Leland Richard Whipple & Michelle Whipple
4489 State Route 318
Hiko, Nevada 89017



OFFICIAL RECORD
LESLIE BOUCHER, RECORDER

E07

GRANTEE/MAIL TAX STATEMENTS TO:
Leland Richard Whipple & Michelle Whipple
4489 State Route 318
Hiko, Nevada 89017

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 19 day of September, 2018, between KEITH MURRY WHIPPLE, Jr., Successor Trustee of the KEITH MURRY WHIPPLE, SR., FAMILY TRUST dated July 14, 2006, the party of the first part and hereinafter referred to as "GRANTOR", and LELAND RICHARD WHIPPLE and MICHELLE WHIPPLE, husband and wife, as Joint Tenants, and as the party of the second part and hereinafter referred to as "GRANTEES."

WITNESSETH:

That the GRANTOR does hereby quitclaim unto the GRANTEES, and to their heirs and assigns, forever, all their right, title and interest in and to those certain lots, pieces and parcels of land situate in Hiko, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

APN 011-070-27, and further described as:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 60 EAST, M.D.M., LINCOLN COUNTY, NEVADA AS SHOWN ON MERGER AND RESUBDIVISION OF ASSESSOR'S PARCEL NOS. 11-070-08, 11-070-09 AND 11-070-10 FOR KEITH & GWEN WHIPPLE RECORDED IN PLAT BOOK C, PAGE 15 AS FILE NO. 121244, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 14 IS N 89°10'17" W 932.00; SAID POINT BEING THE POINT OF BEGINNING; THENCE N 61°38'34" W, A DISTANCE OF 1058.98' ON THE WEST LINE OF SAID SECTION 14; THENCE NORTH 00°00'00" W, A DISTANCE OF 354.05' ALONG THE SAID SECTION 14 LINE; THENCE S 61°38'34" E, A DISTANCE OF 940.10'; THENCE N 00°21'26" E, A DISTANCE OF 172.47'; THENCE N 88°30'42" E, A DISTANCE OF 203.92'; THENCE CONTINUING N 88°30'42" A DISTANCE OF 7.33' TO THE SR318 RIGHT OF WAY LINE; THENCE S 05°08'27" E, A DISTANCE OF 25.51' ALONG THE SAID SR318 RIGHT OF WAY;

TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1170.00' AND A CENTRAL ANGLE OF 13°00'23"; THENCE SOUTH ALONG SAID CURVE, A DISTANCE OF 265.59', CURVING TO THE RIGHT; THENCE CONTINUING SOUTH ALONG SAID CURVE, A DISTANCE OF 310.55'; THENCE N 88°10'17" W 21.04' TO THE POINT OF BEGINNING.

THE ABOVE METES AND BOUNDS DESCRIPTON WAS PREPARED BY LENARD D. SMITH, PROFESSIONAL LAND SURVEYOR, ON MAY 13, 2009.

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 GRANTOR has hereunto set his hand the day and year first above written.


KEITH MURRY WHIPPLE, JR.

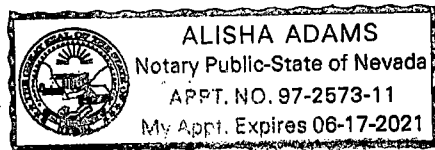
Successor Trustee - Keith Murry Whipple, Sr., Family Trust

State of NEVADA)
)ss.
County of LINCOLN)

On this 19th day of September, 2018, ***KEITH MURRY WHIPPLE, JR., Successor Trustee*** personally appeared before me and proved to me to be the person described in and who executed the foregoing Quitclaim 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
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 011-070-27
 b. _____
 c. _____
 d. _____

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
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust on File!</u>	

- 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 7
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of trans.

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: GRANTOR

Signature [Signature] Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: See Attached
 Address: _____
 City: _____
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: See Attached
 Address: _____
 City: _____
 State: _____ Zip: _____

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

Print Name: Dylan V. Frehner, Esq.
 Address: P.O. Box 517
 City: Pioche

Escrow # n/a
 State: Nevada Zip: 89043

SELLER (GRANTOR)/ BUYER (GRANTEE) INFORMATION

SELLER (GRANTOR)

Keith Murry Whipple, Jr., Successor Trustee
Of The Keith Murray Whipple ~~K~~ Family Trust
HC 61 Box 60
Hiko, Nevada 89017

BUYER (GRANTEE)

Leland Richard Whipple & Michelle Whipple
4489 State Route 318
Hiko, Nevada 89017

