

APN: 011-070-31



OFFICIAL RECORD
LESLIE BOUCHER, RECORDER

E07

RETURN RECORDED DEED TO:
M and R Whipple Ranch LLC
5025 Dry Farm Road
Hiko, Nevada 89017

GRANTEE/MAIL TAX STATEMENTS TO:
M and R Whipple Ranch LLC
5025 Dry Farm Road
Hiko, Nevada 89017

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 5th day of November, 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 M and R WHIPPLE RANCH LLC, and as the party of the second part and hereinafter referred to as "GRANTEES."

WITNESSETH:

That the GRANTOR does hereby quitclaim unto the GRANTEE, 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:


Parcel 3 of the SUBSEQUENT PARCEL MAP For Keith Murray Whipple Family Trust, recorded on September 18th, 2006 in the Official Record of the Lincoln County Recorder's Office, State of Nevada, Document #127380, in Book C, Page 255; as adjusted on the Record of Survey Boundary Line Adjustments For Keith Murray Whipple Family Trust and Douglas J. Miller & Victoria W. Miller in the Official Record of the Lincoln County Recorder's Office, State of Nevada, Document #0151937, in Book D, Page 0235; as further adjusted on the Record of Survey Boundary Line Adjustments For Keith Murray Whipple Family Trust and Robert Scott Miller & Deanna M. Miller in the Official Record of the Lincoln County Recorder's Office, State of Nevada, Document #0152336, in Book D, Page 239.

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.

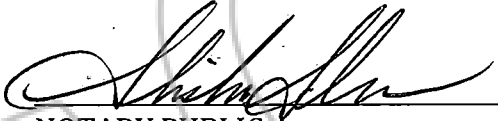


KEITH MURRY WHIPPLE, JR.
Successor Trustee - Keith Murry Whipple, Sr., Family Trust

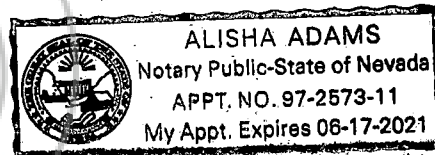
State of NEVADA)
)ss.
County of LINCOLN)

On this 5th day of November, 2018, ***KEITH MURRY WHIPPLE, JR.*** 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. 011-070-31
 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: Trust on File on

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 *Kathy Mary Wynn Jr.* Capacity: GRANTOR
 Signature *Kent Mary Wynn Jr.* 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: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

SELLER (GRANTOR)/ BUYER (GRANTEE) INFORMATION

SELLER (GRANTOR)

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

BUYER (GRANTEE)

M and R Whipple Ranch LLC
5025 Dry Farm Road
Hiko, Nevada 89017

DRAFT