

LINCOLN COUNTY, NV **2019-155793**
\$428.90
RPTT:\$393.90 Rec:\$35.00 **01/29/2019 12:38 PM**
FIRST AMERICAN TITLE PASEO VERDE Pgs=3 AE
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N. No.:	004-132-07
R.P.T.T.	393.90
File No.:	341482 SB Title No. 9015-2557381
Recording Requested By:	
First American Title Insurance Co.	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
HW Property Group, LLC	
1760 SR 318	
Hiko, NV 89017	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Donald L. Hickman and Judith Hickman, husband and wife as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **HW Property Group, LLC, a Nevada limited liability company**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

***SUBJECT TO:**

1. Taxes for the 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.

Dated: 1-25-19

Donald L. Hickman
Donald L. Hickman

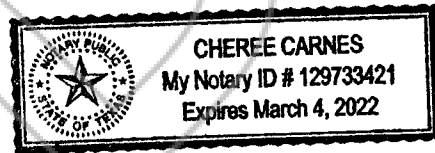
Judith Hickman
Judith Hickman

State of Texas)
County of Smith) ss

This instrument was acknowledged before me on the 25th day of January 2019

By: Donald L. Hickman and Judith Hickman

Signature: Cheree Carnes



Notary Public
Cheree Carnes



First American Title

ISSUED BY

First American Title Insurance Company

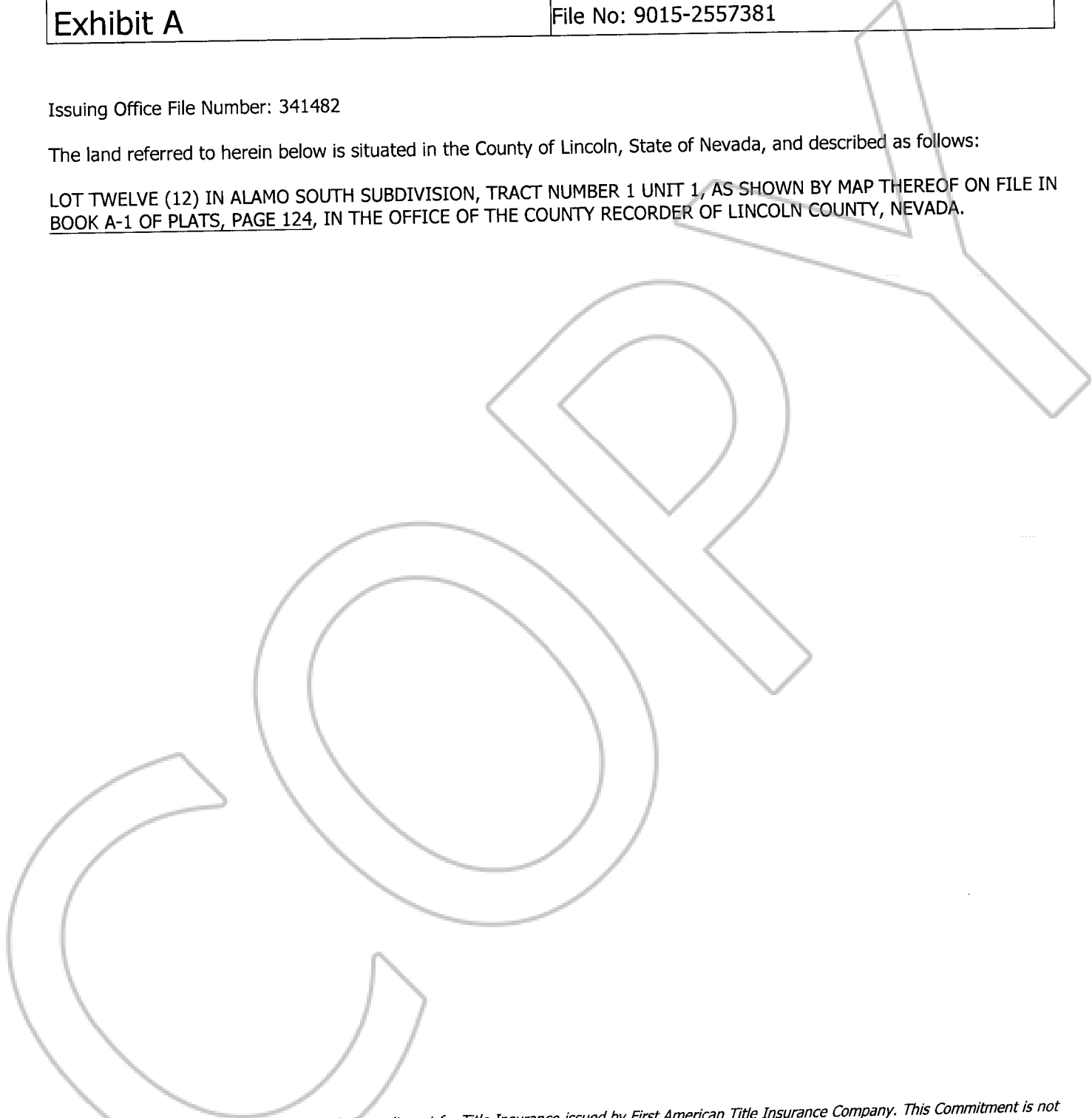
Exhibit A

File No: 9015-2557381

Issuing Office File Number: 341482

The land referred to herein below is situated in the County of Lincoln, State of Nevada, and described as follows:

LOT TWELVE (12) IN ALAMO SOUTH SUBDIVISION, TRACT NUMBER 1 UNIT 1, AS SHOWN BY MAP THEREOF ON FILE IN BOOK A-1 OF PLATS, PAGE 124, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.



This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 004-132-07
- 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: _____

- 3. a. Total Value/Sales Price of Property \$ 101,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) (_____)
- c. Transfer Tax Value: \$ 101,000.00
- d. Real Property Transfer Tax Due \$ 393.90

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: _____ %
 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 _____ Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Donald L. Hickman, Judith Hickman
 Address: 22059 County Road 147
 City: Troup
 State: TX Zip: 75789

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: HW Property Group, LLC
 Address: 1760 SR 318
 City: Hiko
 State: NV Zip: 89017

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

Print Name: First American Title Insurance Co Escrow # 341482 SB Title No9015-2557381
 Address: 2500 Paseo Verde Pkwy #120
 City: Henderson State: NV Zip: 89074

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED