

APN: 011-192-14  
Escrow No: 19002621-201-CJS  
R.P.T.T: \$ 830.70

Recording Requested By: Stewart Title Company  
Mail Tax Statements To: *Same as below*  
When Recorded Mail To:  
MIKE AND NICOLE BURCHAM, LLC  
P.O. BOX 653  
ALAMO, NV 89001

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, Federal Home Loan Mortgage Corporation does hereby Grant, Bargain, Sell and Convey to Mike and Nicole Burcham, LLC, a Nevada limited liability company

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

**For Legal Description, See Attached Exhibit "A", attached hereto and made a part hereof.**

**SUBJECT TO:**

1. Taxes for fiscal year 2019-2020;
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.

**See page 2 for signature of Grantor(s) and Notary Acknowledgment**

**Federal Home Loan Mortgage Corporation**

*Rhonda Hale*

By Stewart Lender Services Inc as its attorney-in-fact

By: Rhonda Hale

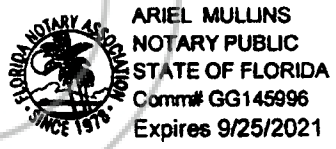
Its: AVP

*Stewart Lender Services attorney-in-fact.*

State of ~~Nevada~~ Florida }  
County of ~~Lincoln~~ Hillsborough } ss

SWORN TO and subscribed before me this 30th day of July, 2019,  
by Rhonda Hale, as an Assistant Vice President of Stewart Lender Services, Inc., as Attorney-In-Fact for FEDERAL HOME LOAN MORTGAGE CORPORATION He/she  
(  ) is personally known to me or ( ) produced \_\_\_\_\_ as identification.

Signature: *Ariel Mullins*  
Notary Public **Ariel Mullins**



Escrow No. 19002621-201-CJS

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION**  
**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LINCOLN, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

2 ACRES, 87,120 SQ N. MORE PARTICULARLY DESCRIBED AS PARCEL 2 OF THE JOE V. HIGBEE AND VAUGHN M. HIGBEE MAP RECORDED ON MAY 11, 2006 AS FILE NUMBER 126503 PLAT BOOK C, PAGE 201, IN THE OFFICIAL RECORDS OF THE LINCOLN COUNTY RECORDER, PIOCHE, NEVADA 89043 AND ALL THAT REAL PROPERTY WITHIN THE S 1/2 NE 1/4 SE 1/4 SECTION 31, T. 6 S., R. 61 E., M.D.B. & M, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF A BOUNDARY LINE ADJUSTMENT ADDED TO PARCEL 2 AS SHOWN IN THAT MAP RECORDED IN THE LINCOLN COUNTY RECORDER'S OFFICE IN PLAT BOOK D AT PAGE 032 DOCUMENT NO. 0136617 AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 31 BEARS S 23 DEGREES 32 MINUTES 28 SECONDS E 2171.91' AND WHICH THE NORTHWEST CORNER OF PARCEL 4 AT THE EAST BOUNDARY OF THE ALAMO WEST SIDE ROAD BEARS S 89 DEGREES 40 MINUTES 27 SECONDS W 426.40'; THENCE S 89 DEGREES 40 MINUTES 27 SECONDS W 75.75' TO A REBAR & PLASTIC CAP STAMPED L SMITH PLS 12751 ALONG THE NORTH LINE OF FORMER PARCEL 3; THENCE S 00 DEGREES 09 MINUTES 13 SECONDS W 319.03 TO A REBAR & PLASTIC CAP STAMPED L SMITH PLS 12751 ON NORTH SIDE OF THE PRIVATE ROAD EASEMENT BOUNDARY PER PLAT BK B AT PG. 277; HENCE CONTINUING S 00 DEGREES 09 MINUTES 13 SECONDS W 20.08' TO THE CENTERLINE OF SAID PRIVATE ROAD EASEMENT;

THENCE S 84 DEGREES 46 MINUTES 04 SECONDS E 76.04' ALONG THE CENTERLINE OF SAID PRIVATE ROAD EASEMENT; THENCE N 00 DEGREES 09 MINUTES 13 SECONDS E 20.08' TO THE NORTH BOUNDARY OF SAID PRIVATE ROAD EASEMENT TO A REBAR & PLASTIC CAP STAMPED L SMITH PLS 12751 ALONG THE ORIGINAL WEST LINE OF PARCEL 2; THENCE CONTINUING N 00 DEGREES 09 MINUTES 13 SECONDS E 326.39' TO THE POINT OF BEGINNING. CONTAINING 25,964 SQUARE FEET MORE OR LESS. THE BASIS OF BEARINGS IS THE NORTH LINE OF PARCEL 1, PLAT BK B AT PG. 277 GIVEN AS N 89 DEGREES 40 MINUTES 27 SECONDS E.

Parcel ID: 011-192-14

Commonly known as 943 Higbee Ranch Lane, Alamo, NV 89001

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 011-192-14
- 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
- i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

Book \_\_\_\_\_ Page \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$213,000.00  
Transfer Tax Value \$  
Real Property Transfer Tax Due: \$213,000.00  
\$830.70

**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 %

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 undersigned agrees that in the absence 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: Rhonda Hale Capacity: Grantee

**(GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Federal Home Loan Mortgage Corporation  
Address: 5000 Plano Pkwy  
Carrollton, TX 75010

**(GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Mike and Nicole Burcham, LLC  
Address: P.O. Box 653  
Alamo, NV 89001

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

Print Name: Fidelity National Title Escrow #: 19002621-CJS  
Address: 500 N. Rainbow Blvd #100, Las Vegas NV 89107  
City, State, ZIP Code

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED