



OFFICIAL RECORD E05  
AMY ELMER, RECORDER

**Prepared By**

Vera Dell Leavitt  
67 Joshua St.  
Alamo, Nevada  
89001

**After Recording Return To**

Susan Canning  
473 Danielle Court  
Alamo, Nevada  
89001

011-200-04

Space Above This Line for Recorder's Use

**NEVADA QUIT CLAIM DEED**

State of Nevada

Lincoln County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ten Dollars (\$10.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

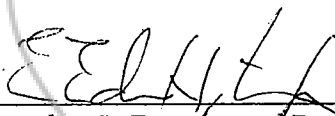
E. Edwin Higbee Jr. Executor and Representative of Lois W. Higbee Estate, a married individual, residing at PO BOX 242, 1392 BarX Bar Road, Alamo, Nevada, 89001.


Richard E. Higbee Executor and Representative of Lois W. Higbee Estate, a married, residing at PO Box 194, 1271 Bar X Bar Road, Alamo, Nevada, 89001.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to Susan Canning, a married individual, residing at PO Box 512, 473 Danielle Ct., Alamo, Nevada, 89001 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Lincoln County, Nevada, to-wit:

Commencing at the point where the Nettie Graff property and the Ernest P. Higbee and Mayme S. Higbee property, and the Westerly right of way of Highway 93 come together at that point; thence Westerly along the boundary line along the said Nettie Graff property and the Ernest P. Higbee and Mayme S. Higbee property a distance of 210 feet; thence turning at a right angle to the North; thence Northerly a distance of 154 feet; thence turning at right angles to the East a distance of 218 feet and Easterly to the right of way of Highway 93; thence turning and proceeding Southerly along said right of way to the point of beginning a distance of approximately 200 feet; all said land being situated in section 32 Township 6 South Range 61 East M.D.B.&M. It being the intention of the Grantors to grant the parcel of land upon which presently is situated the house which is occupied by the Grantee herein as her home as of the date of this conveyance, and being a parcel of land less than one (1) acre as described above.

**To have and to hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

**Grantor's Signature**  Date 11-19-19  
**Print Name:** E. Edwin Higbee Jr. Executor and Representative of Lois W. Higbee Estate  
**Address:** PO BOX 242, 1392 BarX Bar Road, Alamo, Nevada, 89001

**Grantor's Signature**  Date 11-19-19  
**Print Name:** Richard E. Higbee Executor and Representative of Lois W. Higbee Estate  
**Address:** PO Box 194, 1271 Bar X Bar Road, Alamo, Nevada, 89001

State of Nevada)

County of Lincoln)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard E. Higbee whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 19 day of November, 2019.

Robin E. Simmers (SEAL)  
Notary Public

My Commission Expires: 11-16-2022

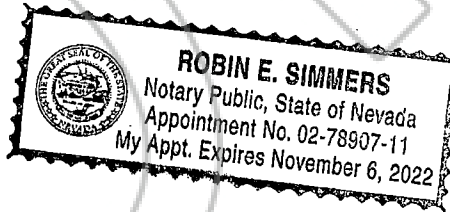


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that E Edwin Lopez Jr. whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 19 day of November, 2019.

Robin E. Simmers (SEAL)  
Notary Public

My Commission Expires: 11-6-2022



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 011-200-04  
 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 \$ \_\_\_\_\_  
 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 5  
 b. Explain Reason for Exemption: Transfer from Mother's Estate (Lois W. Higbee Estate) to Daughter, Susan Canning

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: Executor of Lois W. Higbee Estate  
 Signature \_\_\_\_\_ Capacity: Executor of Lois W. Higbee Estate

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: Lois W. Higbee ESTATE  
 Address: P.O. Box 342  
 City: Alamo  
 State: Nevada                      Zip: 89001

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: Susan Canning  
 Address: 473 Danielle Court PO BOX 512  
 City: Alamo  
 State: Nevada                      Zip: 89001

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

Print Name: Vera Dell Leavitt                      Escrow # \_\_\_\_\_  
 Address: 67 Joshua Tree Street PO BOX 342  
 City: Alamo    State: NV                      Zip: 89001

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED