

A.P.N.: 011-192-14
File No: 116-2579480 (dp)
R.P.T.T.: \$1,922.70

LINCOLN COUNTY, NV
\$1,959.70
RPTT:\$1922.70 Rec:\$37.00
FA NV DIRECT TITLE
OFFICIAL RECORD
AMY ELMER, RECORDER

2020-158039
01/27/2020 01:28 PM
Pgs=3 AK

When Recorded Mail To: Mail Tax Statements To:
Mike Burcham and Nicole Burcham
P.O. Box 653
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MikeandNicole Burcham LLC, a Nevada limited liability company who erroneously acquired title as Mike and Nicole Burcham LLC, a Nevada limited liability company.

do(es) hereby *GRANT, BARGAIN and SELL* to

Mike Burcham and Nicole Burcham, husband and wife as joint tenants with right of survivorship

the real property situate in the County of Lincoln, State of Nevada, 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.

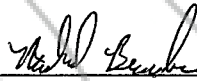
NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 19, 2019, IN INSTRUMENT NO. 2019-156899.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Mike and Nicole Burcham, LLC



Michael Burcham, Managing Member

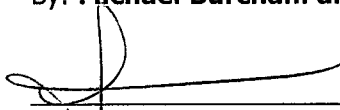


Nicole Burcham, Managing Member

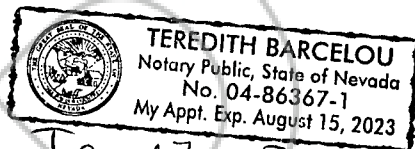
STATE OF **NEVADA**)
)
) :SS.
COUNTY OF Clark)

This instrument was acknowledged before me on this:
21 day of January, 2020

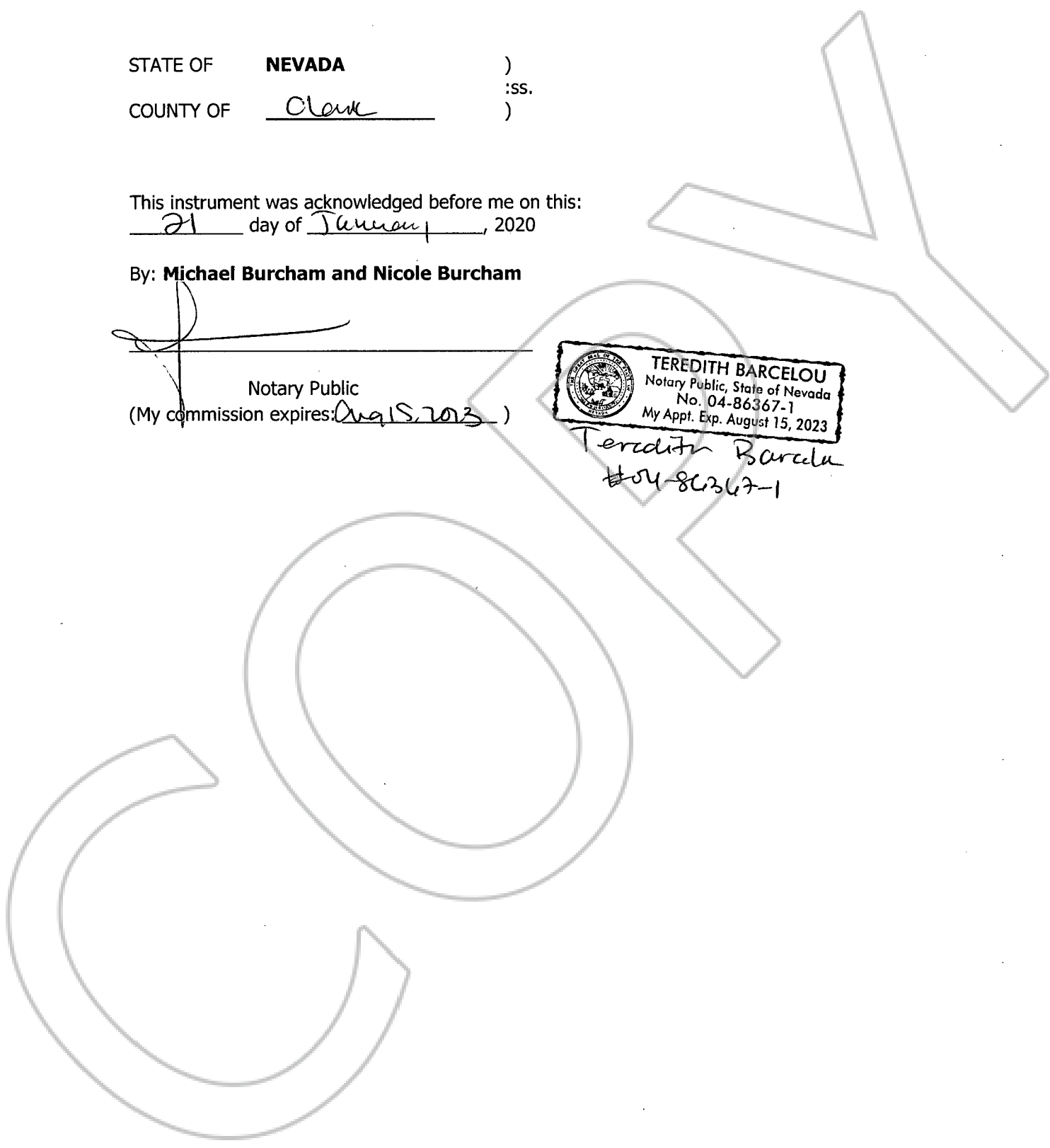
By: **Michael Burcham and Nicole Burcham**



Notary Public
(My commission expires: Aug 15, 2023)



Teredith Barcelou
#04-86367-1



**STATE OF NEVADA
DECLARATION OF VALUE**

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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$0.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$492,737.00
 d) Real Property Transfer Tax Due \$1,922.70

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 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: *Mike Burcham*
 Signature: *Nicole Burcham*

Capacity: Grantor
 Capacity: Grantee

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

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

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

Print Name: Burcham
 Address: P.O. Box 653
 City: Alamo
 State: NV Zip: 89001

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

FANV-Direct Title /First American Title
 Print Name: Insurance Company
 Address 2500 Paseo Verde Parkway, Suite 120
 City: Henderson

File Number: 116-2579480 dp/ dp
 State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)