

LINCOLN COUNTY, NV **2020-158663**
\$1,647.70
RPTT:\$1610.70 Rec:\$37.00 **06/23/2020 11:13 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

APN: 011-210-43

When Recorded Mail
And Send Tax Statements to:
VANCE AND VICKIE HIGBEE
P.O. Box 659, Alamo, Nevada

NCS-944824-HHLV

GRANT, BARGAIN and SALE DEED

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

FRIAS GIRL SCOUTS CAMP II, LLC, a Nevada limited liability company

does hereby **Grant, Bargain and Sell** to Vance and Vickie Higbee, husband and wife as joint tenants with right of survivorship, the real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto for legal description

EXPRESSLY RESERVED to Grantor and excluded from this conveyance are any and all water rights appurtenant to the real property.

SUBJECT TO:

1. All general and special taxes for the current fiscal year.
2. All covenants, conditions, restrictions, agreements, waivers, limitations, declarations, reservations, rights, rights of way and easements of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof, except as expressly reserved above.

[Remainder of Page Left Intentionally Blank]

Date: June 11, 2020

FRIAS GIRL SCOUTS CAMP II, LLC, a Nevada limited liability company

By: [Signature]
Name: Kimberly Trueba
Its: Manager

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

This instrument was acknowledged before me on the 11 of June, 2020 by Kimberly Trueba, as Manager of FRIAS GIRL SCOUTS CAMP II, LLC, a Nevada limited liability company



[Signature]
Notary Public

My Commission Expires: 11/7/2020

EXHIBIT A

THAT LAND SITUATED IN LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 2 OF THE PARCEL MAP FOR FRIAS GIRL SCOUTS CAMP II LLC RECORDED SEPTEMBER 13, 2019 AS INSTRUMENT NO. 2019-156994 AND AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED DECEMBER 06, 2019 AS INSTRUMENT NO. 2019-157668 OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA

RESERVING THEREFROM ALL WATER RIGHTS APPURTENANT THERETO.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 011-210-43
- 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 _____	Pag : _____
Date of Recording: ^e _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$ 413,000
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$ _____
- d) Real Property Transfer Tax Due \$ 1610.70

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *James Higbee*

Capacity: Seller/Grantor

Signature: *Vickie Higbee*

Capacity: Buyer/Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Frias Girl Scouts Camp II LLC

Print Name: Vance and Vickie Higbee

Address: 5941 Harris Ave.

Address: P.O Box 659

City: Las Vegas

City: Alamo

State: NV Zip: 89101

State: NV Zip: 89001

COMPANY/PERSON REQUESTING RECORDING required if not seller or buyer

(First American Title Insurance Company National Commercial

File Number: NCS-960950-HHLV BB/ BB

Print Name: Services

Address 8311 W. Sunset Road, Suite 100

City: Las Vegas

State: NV Zip: 89113

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

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FOR RECORDERS OPTIONAL USE	
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Signature: [Signature]

Capacity: Seller/Grantor

Signature: _____

Capacity: Buyer/Grantee

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BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Frias Girl Scouts Camp II LLC
 Address: 5941 Harris Ave.

Print Name: Vance and Vickie Higbee
 Address: P.O Box 659

City: Las Vegas
 State: NV Zip: 89101

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 State: NV Zip: 89001

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Company National Commercial

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