

LINCOLN COUNTY, NV **2020-159212**
RPTT:\$975.00 Rec:\$37.00
Total:\$1,012.00 **11/13/2020 03:41 PM**
COW COUNTY TITLE Pgs=3 KE

A.P.N. No.:	004-164-05
R.P.T.T.	\$975.00
Escrow No.:	82518
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
CLAYTON JOHN HIGBEE and SHANNON R. HIGBEE	
1187 Bar X Rd, Box 354	
Alamo, NV 89001	



OFFICIAL RECORD
AMY ELMER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **ADELYN LOVELL WALCH and KENYON D. WALCH, wife and husband** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **CLAYTON JOHN HIGBEE and SHANNON R. HIGBEE, husband and wife as joint tenants**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

That portion of the North Half (N ½) of the Northwest Quarter (NW ¼) of Section 8, Township 7 South, Range 61 East, M.D.B.&M., more particularly described as follows:

Lot 6 in Block 3 of the Alamo West Subdivision Phase II as shown on the map thereof recorded October 15, 1993 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, Page 392 as File No. 101044, as delineated on that certain record of survey recorded June 08, 2007, in the Office of the County Recorder of Lincoln County, Nevada Records in Book C of Plats, page 339 as File No. 129037, Lincoln County, Nevada Records.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 004-164-05

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.
3. A new Deed of Trust to record concurrent

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: October 26, 2020

Adelyn Lovell Walch
ADELYN LOVELL WALCH

Kenyon D. Walch
KENYON D. WALCH

State of Nevada)
County of Lincoln) ss.

This instrument was acknowledged before me on the 10 day of November, 2020 By:
ADELYN LOVELL WALCH and KENYON D. WALCH

Signature: Robin E. Simmers
Notary Public
Expiration Date: 11-6-2022



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 004-164-05
 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 RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sale Price of Property \$250,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$250,000.00
 Real Property Transfer Tax Due: \$975.00

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 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 Adelyn Lovell Walch Capacity Grantor
 ADELYN LOVELL WALCH

Signature _____ Capacity Grantee
 CLAYTON JOHN HIGBEE

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: ADELYN LOVELL WALCH and KENYON D. WALCH
 Address: P O Box 584
 City: Alamo
 State: NV Zip: 89001

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: CLAYTON JOHN HIGBEE and SHANNON R. HIGBEE
 Address: 1187 Bar X Rd, Box 354
 City: Alamo
 State: NV Zip: 89001

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Cow County Title Co. Escrow #: 82518
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043