

LINCOLN COUNTY, NV

2021-159581

\$37.00

RPTT:\$0.00 Rec:\$37.00

02/05/2021 12:47 PM

WALLS LAW FIRM

Pgs=7 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

E03

RECORDING COVER PAGE

(Must be typed or printed clearly in BLACK ink only
and avoid printing in the 1" margins of document)

APN# 011-060-21

(11 digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

TITLE OF DOCUMENT

(DO NOT Abbreviate)

Correction to Grant, Bargain, Sale Deed

Re-Record Deed to correct the legal description

Doc #0152527

Document Title on cover page must appear EXACTLY as the first page of the document
to be recorded.

RECORDING REQUESTED BY:

Walls Law Firm

RETURN TO: Name Walls Law Firm

Address 8861 West Sahara Ave., Suite 220

City/State/Zip Las Vegas, NV 89117

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name Hiko Properties, LLC

Address HC 61 Box 1

City/State/Zip Hiko, NV 89017

This page provides additional information required by NRS 111.312 Sections 1-2.

To print this document properly, do not use page scaling.

P:\Common\FORMS & NOTICES\Cover Page Template Oct2017

APN 011-060-21 (ptn)

GRANTEE'S ADDRESS:

Hiko Properties, LLC
c/o Jennifer Cannon
HC 61 Box 1
Hiko, NV 89017

CORRECTION TO GRANT, BARGAIN, SALE DEED

The GRANT, BARGAIN, SALE DEED, Document No. 0152527. Recorded in Book 313 Page 0523, on August 21, 2017 and Attached hereto as Exhibit B, is hereby corrected to that legal description attached hereto as Exhibit A which should henceforth read follows:

See Corrected Legal Description attached hereto as Exhibit A.

Together with all appurtenant water rights associated with the property Described on Exhibit A attached hereto along with an additional 5.86 acre feet of water rights, which additional Water Permits are as follows:

Permit No. 35055; 3.83 acres; and
Permit No. 35054; 2.03 acres.

Dated: 1/19/21

KEITH MURRAY WHIPPLE SR. FAMILY TRUST dated July 14, 2006.

By: *Keith Murray Whipple Sr.*
Keith Murray Whipple Sr., Trustee

STATE OF NEVADA
COUNTY OF LINCOLN

ss.



On 1/19/21, personally appeared before me, a Notary Public, Keith Murray Whipple, Sr., Trustee of the Keith Murray Whipple Sr. Family Trust dated July 14, 2006, who acknowledged that he executed the above instrument.

Annette B. Bailey
Notary Public

Hiko Properties, LLC
HC 61 Box 1
Hiko, Nevada 89017
Job: 1204024

Exhibit A

Correction Legal Description for Document No. 0152527

A tract of land situate in a portion of the North one-half of Section 14, Township 4 south, Range 60 East, MDBM, Lincoln County, Ely, Nevada and being Adjusted Area AA1 as shown on Record of Survey / Boundaryline Adjustment for Keith M Whipple Sr., Hiko Properties, LLC and Michael and Jennifer Cannon Trust, a duly recorded Record of Survey in said Lincoln County, Document No. 0150838 and being more particularly described as follows:

Commencing at the northwesterly corner of said Section 14, thence South 50°27'56" East, 1,003.10 feet to the **Point of Beginning**;

Thence North 80°54'55" East, 1,355.57 feet;
Thence North 00°10'13" West, 151.22 feet;
Thence South 89°57'30 East, 541.97 feet;
Thence South 00°14'01 West, 722.70 feet;
Thence South 80°28'15" West, 1,775.19 feet;
Thence North 09°13'52" West, 23.28 feet;
Thence North 89°56'08" West, 118.67 feet;
Thence North 00°22'05" West, 628.61 feet more or less to the **Point of Beginning**.

Containing 37.86 acres of land more or less.

Compiled from record information as delineated on said Record of Survey / Boundaryline Adjustment for Keith M Whipple Sr., Hiko Properties, LLC and Michael and Jennifer Cannon Trust, a duly recorded Record of Survey in said Lincoln County, Document No. 0150838

Prepared by:
Robert K. Rosevear, PLS
Basin Engineering
1070 E. Aultman Street
Ely, NV 89301

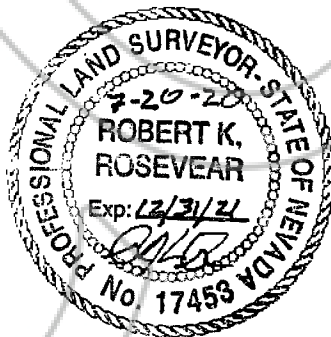
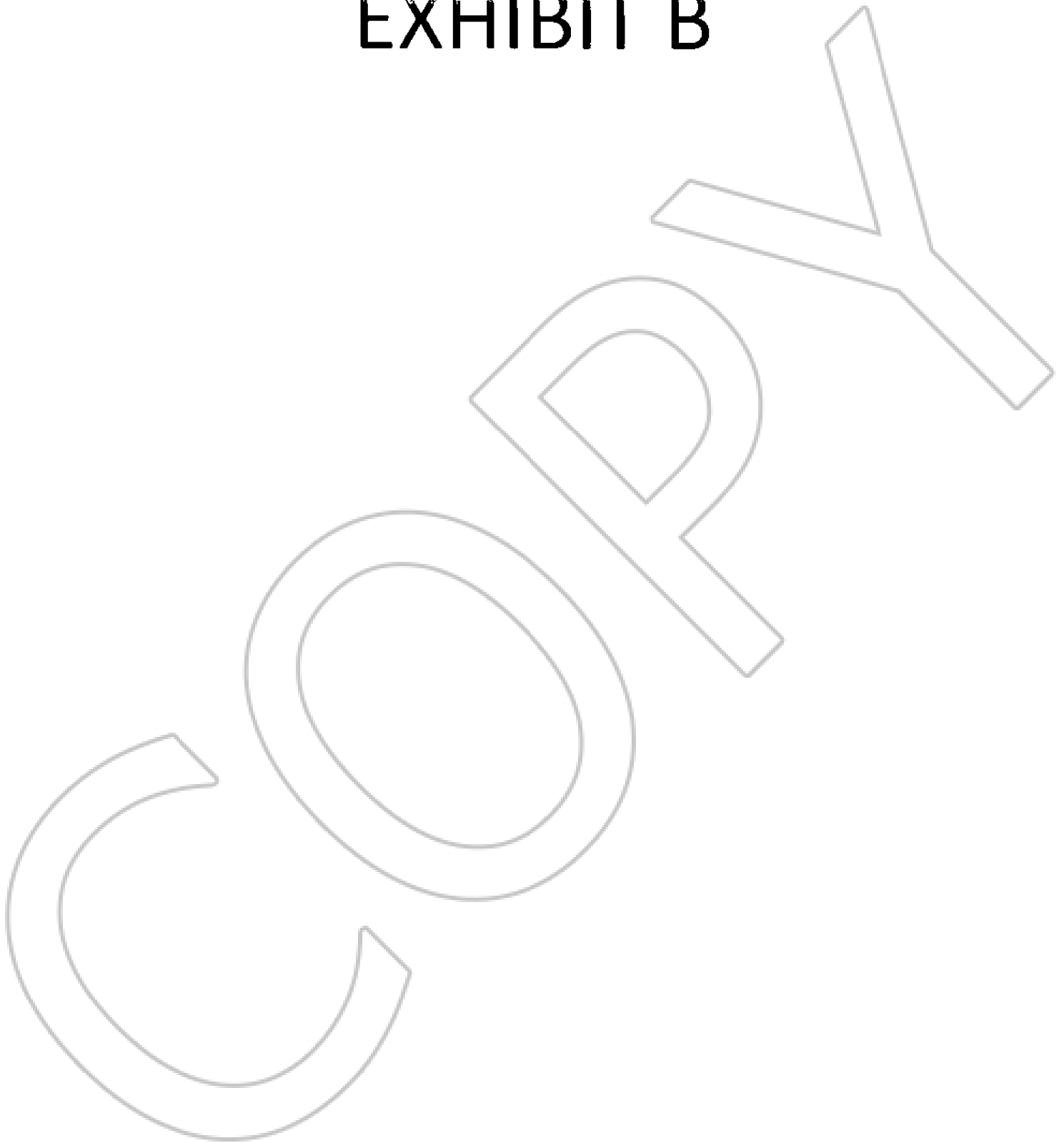


EXHIBIT B



DOC # 0152527

08/21/2017

03:02 PM

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$175.50

Recorded By: AE

Book- 313 Page- 0523



0152527

APN: 011-060-21 RPTT: \$175.50

RECORDING REQUESTED BY:

Cow County Title Co.
NLS 7094-Lin

MAIL TAX STATEMENTS TO:

Same as below

WHEN RECORDED MAIL TO:

Hiko Properties, LLC
c/o Jennifer Cannon HC
61 Box 1
Hiko NV 89017

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That, KEITH MURRAY WHIPPLE SR., Trustee of the KEITH MURRAY WHIPPLE SR. FAMILY TRUST dated July 14, 2006, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to HIKO PROPERTIES, LLC, a Nevada Limited Liability Company

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

SUBJECT TO:

1. Taxes for fiscal year;
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, including water rights.

Dated: July 10, 2017

KEITH MURRAY WHIPPLE SR. FAMILY TRUST dated July 14, 2006

By: Keith Murray Sr.
Keith Murray Whipple Sr., Trustee



0152527

Book: 313
Page: 524

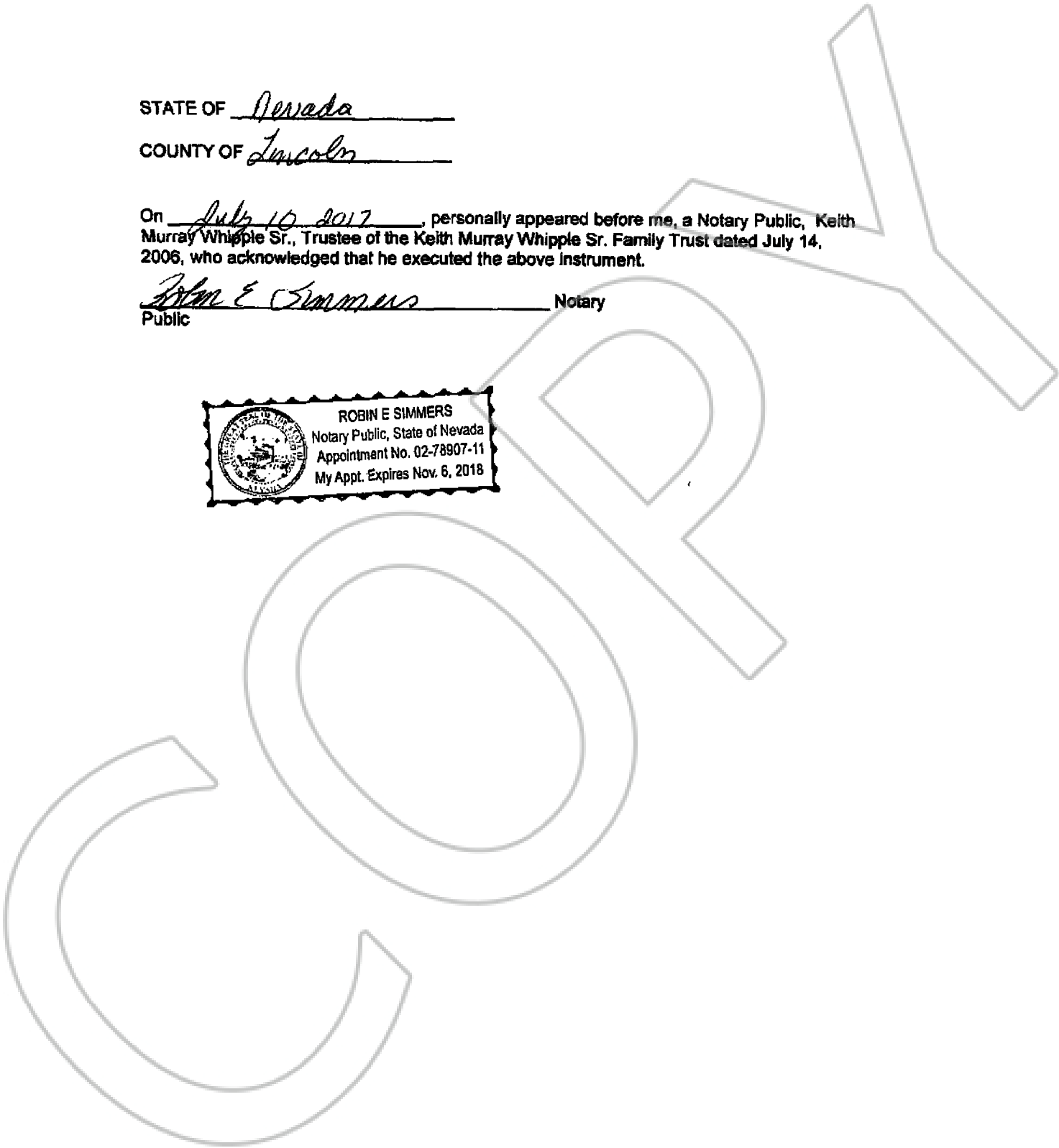
08/21/2017
Page: 2 of 3

STATE OF Nevada

COUNTY OF Lincoln

On July 10, 2017, personally appeared before me, a Notary Public, Keith Murray Whipple Sr., Trustee of the Keith Murray Whipple Sr. Family Trust dated July 14, 2006, who acknowledged that he executed the above instrument.

Robin E. Simmers Notary
Public





**EXHIBIT "A"
LEGAL DESCRIPTION**

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

That portion of the North Half (N1/2) of Section 14, Township 4 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Beginning at the Northwest corner of said acreage marked with an R/C stamped L Smith PLS 12751 from which the Northwest corner of Section 14, Township 4 South, Range 60 East, M.D.B. & M., bears North 50°33'00" West, 1003.70 feet;

Thence South 00°24'37" East, 234.56 feet;

Thence South 00°13'07" East, 394.81 feet;

Thence North 89°58'29" East, 118.67 feet;

Thence South 08°58'24" East, 23.26 feet;

Thence North 80°23'11" East, 424.75 feet to the North 1/16 line of the Northwest Quarter (NW1/4) of said Section;

Thence continuing North 80°23'11" East, 1350.44 feet to the North 1/4 line of said Section;

Thence North 00°08'57" East, 722.20 feet to an R/C stamped L Smith PLS 12751;

Thence South 89°57'26" West, 541.97 feet to an R/C stamped L Smith PLS 12751;

Thence South 00°15'17" East, 151.22 feet to an R/C stamped L Smith PLS 12751; Thence South 80°49'51" West, 1355.57 feet to the point of beginning.

The basis of bearings is the West line of the Northwest Quarter (NW1/4) of Section 14, Township 4 South, Range 60 East, M.D.B. & M., given North 00°31'53" East in the Parcel Map Plat Book C at page 99.

Said land being delineated as Area AA1 on the Boundary Line Adjustment Record of Survey recorded January 13, 2017 in Book D of Plats, page 221 as File No. 150838, Lincoln County, Nevada records.

Together with all appurtenant water rights associated with the above described property as well as an additional 5.86 acre feet of water rights.

The above legal description is a metes and bounds description and was obtained from a Boundary Line Record of Survey Map, recorded January 13, 2017 in Book D of Plats, page 221 as File No. 150838, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 011-060-21
 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. Total Value/Sales Price of Property \$ _____ N/A
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____ N/A
 Real Property Transfer Tax Due \$ _____ N/A

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 03
 b. Explain Reason for Exemption: Re-recorded to correct legal description on doc #0152527
 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 Attorney for Grantor
 Signature [Signature] Capacity Attorney for Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Keith Murray Whipple Sr. Family Trust
 Address: HC 61 Box 1
 City: Hiko
 State: NV Zip: 89017

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Hiko Properties, LLC
 Address: HC 61 Box 1
 City: Hiko
 State: NV Zip: 89017

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Tina M. Walls, Esq. *M.P. Escrow # _____
 Address: 8861 West Sahara Ave., Suite 220
 City: Las Vegas State: NV Zip: 89117

** Walls Law Firm*