

APN: 011-192-17  
R.P.T.T.: \$2,287.35

**After Recording, Return and  
Mail Tax Statements To:**

Luke Alan Hatch  
1760 SR 318  
Hiko, NV 89017

**Send Subsequent Tax Bills To:**

Luke Alan Hatch  
1760 SR 318  
Hiko, NV 89017



OFFICIAL RECORD  
AMY ELMER, RECORDER

## QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT,

BRIAN HIGBEE AND JEANNE HIGBEE

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby CONVEY AND QUITCLAIM to:

LUKE ALAN HATCH

Whose mailing address is 1760 SR 318, Hiko, NV 89017

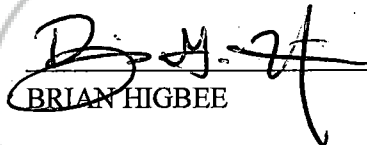
All of the following described real estate situated in the County of Lincoln, State of Nevada:

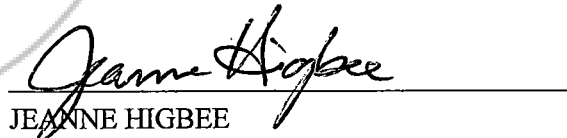
SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

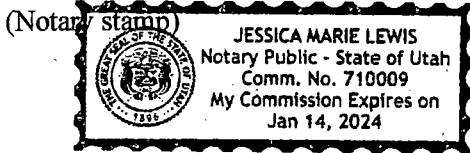
Dated this 7<sup>th</sup> day of May, 2021.

  
BRIAN HIGBEE

  
JEANNE HIGBEE

Utah  
State of Nevada  
Utah  
County of Lincoln

This instrument was acknowledged before me on this 7 day of May, 2021,  
by BRIAN HIGBEE.



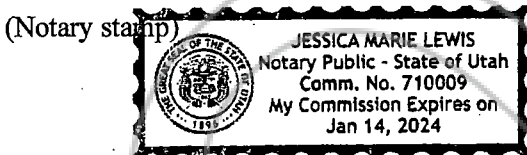
[Signature]  
(Signature of notarial officer)

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

[Signature]  
BRIAN HIGBEE

Utah  
State of Nevada  
Utah  
County of Lincoln

This instrument was acknowledged before me on this 7 day of May, 2021,  
by JEANNE HIGBEE.



[Signature]  
(Signature of notarial officer)

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

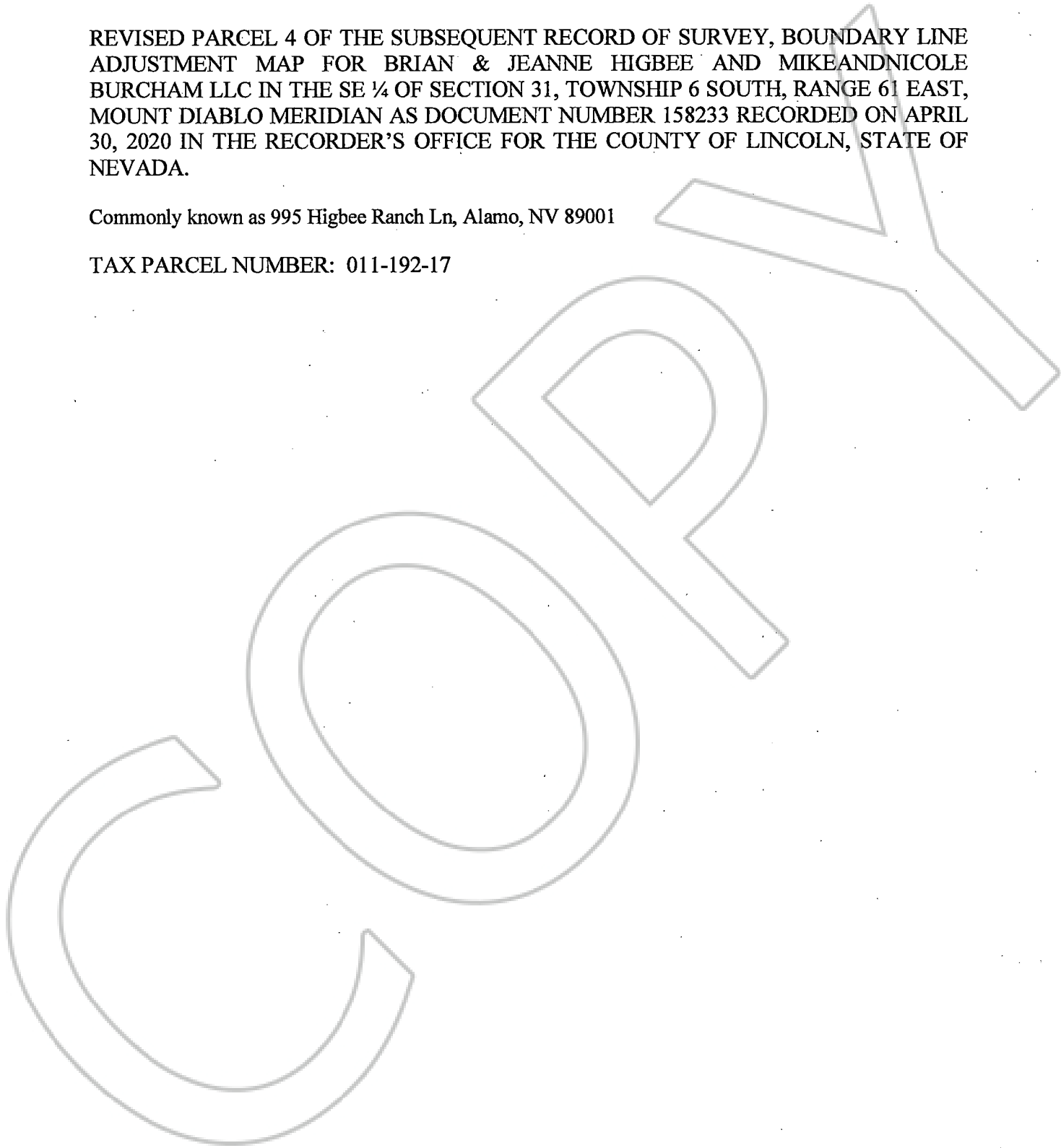
[Signature]  
JEANNE HIGBEE

# **EXHIBIT A**

REVISED PARCEL 4 OF THE SUBSEQUENT RECORD OF SURVEY, BOUNDARY LINE ADJUSTMENT MAP FOR BRIAN & JEANNE HIGBEE AND MIKE AND NICOLE BURCHAM LLC IN THE SE ¼ OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 61 EAST, MOUNT DIABLO MERIDIAN AS DOCUMENT NUMBER 158233 RECORDED ON APRIL 30, 2020 IN THE RECORDER'S OFFICE FOR THE COUNTY OF LINCOLN, STATE OF NEVADA.

Commonly known as 995 Higbee Ranch Ln, Alamo, NV 89001

TAX PARCEL NUMBER: 011-192-17



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):  
 a. 011-192-17  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes:

2. Type of Property:  
 a.  Vacant Land                      b.  Single Fam. Res.  
 c.  Condo/Townhouse              d.  2-4 Plex  
 e.  Apt. Bldg                              f.  Comm'/Ind'l  
 g.  Agricultural                      h.  Mobile Home  
 Other: \_\_\_\_\_

3. a. Total Value /Sales Price of Property: 586,320  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value: \$\$\$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due: \$\$\$ 2,287.35

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section:  
 b. Explain Reason for Exemption:

5 Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declare and acknowledge, 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: *Brian Higbee* Capacity: GrantOR  
 Signature: *Jeanne Higbee* Capacity:

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: BRIAN HIGBEE AND JEANNE HIGBEE  
 Address: PO Box 566.  
 City: Alamo  
 State NV                                      Zip: 89001

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: LUKE ALAN HATCH  
 Address: 1760 SR 380.  
 City: Hiko  
 State: NV                                      Zip: 89017

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 FRANKLIN KATJCHKE, ESQ.  
 PO Box 703  
 CAHENTE, NV 89008