

A.P.N.: 008-061-13 and 008-061-15  
File No: 119-2649748 (EDH)  
R.P.T.T.: \$2,577.90

LINCOLN COUNTY, NV  
\$2,614.90  
RPTT:\$2577.90 Rec:\$37.00 05/05/2022 01:42 PM  
FIRST AMERICAN TITLE INSURANCE COMPANY  
OFFICIAL RECORD  
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
William Dallas Bunker  
153 South Thumpers Lane  
Alamo, NV 89001

***GRANT, BARGAIN and SALE DEED***

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

Biggs Family Trust as affect Parcel One Roxie Ann Biggs, Trustee of the Biggs Family Trust as affect Parcel Two

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

William Dallas Bunker, an unmarried man

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

**PARCEL ONE :**

**THAT PORTION OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCEL #2B**

**A TRIANGULAR PARCEL ADJOINING THE ONE-QUARTER SECTION LINE OF SAID SECTION 16 AND A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 16; DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT 130 FEET WEST OF THE CENTER OF SAID SECTION 16, AT THE WEST FENCE LINE OF U.S. HIGHWAY NO. 93 AND RUNNING WEST 735 FEET ALONG THE ONE-QUARTER SECTION LINE; THENCE NORTH 44 DEGREES 30', A DISTANCE OF 720 FEET TO SAID HIGHWAY FENCE, THENCE SOUTH 15 DEGREES EAST ALONG SAID FENCE LINE, AS DISTANCE OF 560 FEET TO THE TRUE POINT OF BEGINNING.**

**AS AFFECT 008-061-13**

**PARCEL TWO:**

**THAT PORTION OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B. & M., LINCOLN COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS:**

**LOT TWO (2) AS SHOWN BY MAP THEREOF ON FILE IN FILE PLAT "A" OF PARCEL MAPS, PAGE 269 AS DOCUMENT NO. 86340 IN LINCOLN COUNTY, NEVADA RECORDS.**

**AS AFFECT APN 008-061-15.**

*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.

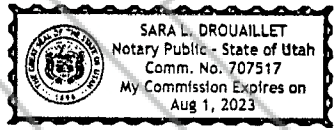
Biggs Family Trust as affect Parcel One Wilfred  
Niel Biggs and Roxie Ann Biggs, Trustee of the  
Biggs Family Trust as affect Parcel Two

Roxie Ann Biggs, Trustee  
Roxie Ann Biggs, Trustee

~~@~~ STATE OF ~~NEVADA~~ Utah  
: ss.  
~~@~~ COUNTY OF ~~CLARK~~ ) Utah

Trustee of This instrument was acknowledged before me on MAY 3RD 2022 by Roxie Ann Biggs, Sara L. Prouillet  
707517  
the Biggs Family Trust as affect Parcel Two. 8-1-2023

[Signature]  
Notary Public  
(My commission expires: 08/01/2023)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
05/02/2022 under Escrow No. 119-2649748

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 008-061-13  
 b) 008-061-15  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$661,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$661,000.00  
 d) Real Property Transfer Tax Due \$2,577.90

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: \_\_\_\_\_  
 Signature: \_\_\_\_\_

Capacity: Agent  
 Capacity: \_\_\_\_\_

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

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

Biggs Family Trust as affect Parcel  
 One Roxie Ann Biggs, Trustee of  
 the Biggs Family Trust as affect

Print Name: Parcel Two  
 Address: 94 W 1360 North  
 City: Pleasant Grove  
 State: UT      Zip: 84062

Print Name: William Dallas Bunker  
 Address: 153 South Thumpers Lane  
 City: Alamo  
 State: NV      Zip: 89001

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

First American Title Insurance  
 Print Name: Company  
 Address: 7674 W Lake Mead Blvd, Ste 108  
 City: Las Vegas

File Number: 119-2649748 EDH/ AH  
 State: NV      Zip: 89128

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