

APN: 011-090-18
RPTT: \$



OFFICIAL RECORD
AMY ELMER, RECORDER

Recording Requested by:
HW Group LLC
C/o Yancy Whipple
1760 State Route 318
Hiko, NV. 89017

When recorded, mail documents and tax
Statements to:
HW Group LLC
C/o Yancy Whipple
1760 State Route 318
Hiko, NV. 89017

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That NICOLE MAXWELL (FORMERLY KNOWS AS NICOLE MARTIN) AND MURRY AND GINGER WHIPPLE, for good and other valuable consideration, do hereby Grant, Bargain, Sell and Convey to HW GROUP LLC, all of their right, title, and interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

Commonly known as: 4018 Oak Lane, Hiko, NV 89017

Grantee's Address: **HW GROUP LLC**
1760 State Route 318
Hiko, NV 89017

Together with all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

SEE PAGE TWO (2) FOR SIGNATURE AND NOTARY ACKNOWLEDGEMENT

EXHIBIT "A"
LEGAL DESCRIPTION

**A PARCEL OF LAND SITUATE WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE
NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 60
EAST, M.D.B. AND M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCEL TWO (2) OF THE PARCEL MAP FOR THE WRIGHT FAMILY TRUST RECORDED
OCTOBER 28, 1996 IN BOOK B OF PLATS, PAGE 2, AS FILE NO. 106113 IN THE OFFICE
OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.**

DRAFT

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 011-090-18
 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.a. Total Value/Sales Price of Property \$ 151,807
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 592.80

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 Nicole Maxwell Capacity: Grantor
 Signature Greg Whipple Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED) *Murry and Ginger Whipple*
 Print Name: Nicole Maxwell (Formerly Known As Nicole Maxwell)
 Address: 4018 Oak Ln
 City: Hiko
 State: NV Zip: 89017

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: HW GROUP LLC
 Address: 1760 State Route 318
 City: Hiko
 State: NV Zip: 89017

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: HW Group LLC Escrow # _____
 Address: 1760 State Route 318
 City: Hiko State: NV Zip: 89017