

**RECORDING REQUESTED BY:**

Reliant Title  
905 Railroad St., Ste. 204  
Elko, NV 89801  
Escrow No.: 204-1700357-REJ

EUREKA COUNTY, NV  
RPTT:\$117.00 Rec:\$35.00  
\$152.00 Pgs=2  
RELIANT TITLE - ELKO  
LISA HOEHNE, RECORDER

**2018-235470**

**06/13/2018 03:53 PM**

**WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENTS TO:**

Clinton T. Garrett and Danielle R. Garrett  
PO Box 855  
Eureka, NV 89316

**R.P.T.T.:** \$117.00

**A.P.N.:** 001-172-06

**GRANT, BARGAIN, SALE DEED**

THE INDENTURE WITNESSETH: That William E. Hicks and Robin R. Hicks, husband and wife

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant,  
Bargain, Sell and

Convey to Clinton T. Garrett and Danielle R. Garrett, husband and wife as Joint Tenants

all that real property situated in Eureka County, State of Nevada, bounded and described as follows:

A parcel of land being portions of Parcel A and Revised Parcel B of the Amended Parcel Map for William E. & Robin R. Hicks, recorded June 8, 1999 as File No. 172264, Eureka County, Nevada records, situated within the Northeast Quarter of Section 23, Township 19 North, Range 53 East, MDM, Eureka Town site, Eureka County, Nevada, being more particularly described as follows:

Beginning at the Westerly angle point of Parcel B2 as shown on the Parcel Map recorded October 29, 2008 in the Office of the County Recorder of Eureka County, Nevada as File No. 212688, Eureka County, Nevada records, from which the Southwest corner of said Parcel A, being a 2.5" iron pipe with 3.5" GLO brass cap stamped "CE 1/16 ETS S23 1935", bears South 39° 33'01" West a distance of 794.70 feet; thence along the Northwesterly boundary of said Parcel B2 North 36° 39'52" East a distance of 118.60 feet; thence departing said Northwesterly boundary North 12° 7' 19" East a distance of 64.25 feet; thence North 57°45'44" West a distance of 280.67 feet to a point on the Easterly limits of the 60' PRIVATE ACCESS EASEMENT & PUE as shown on said Amended Parcel Map File No. 172264; thence along said Easterly limits from a tangent which bears South 25°23'49" West, along a circular curve to the left with a radius of 255.00 feet and a central angle of 05°21'24" an arc length of 23.84 feet; thence South 20°02'25" West a distance of 176.23 feet; thence along a tangent circular curve to the left with a radius of 105.00 feet and a central angle of 36°51'38" an arc length of 67.55 feet; thence South 16° 49' 13" East a distance of 77.88 feet to a point on the North boundary of said Parcel A; thence departing said North boundary 16°49'13" East a distance of 77.01 feet; thence along a tangent circular curve to the right with a radius of 140.00 feet and a central angle of 40°29'42" an arc length of 98.95 feet; thence with a non-tangent line North 55°39' 18" East a distance of 161.98 feet; thence North 27° 1 9'32" East a distance of 112.42 feet to the Point of Beginning.

Said parcel contains an area of approximately 2.00± acres.

Basis of Bearings: Identical to Parcel Map 212688 being N00°22'16"W; being the West line of Parcel B as shown on a Parcel Map recorded August 6, 1998 under File No. 170339 in the Eureka County records.

The above metes and bounds legal description appeared previously in that certain Document recorded on 1/06/2017 as Document No. 2017 233900 Official Records, pursuant to NRS Section 6. NRS 111.312.

APN: 001-172-06

SUBJECT TO: 1. Taxes for the fiscal year 2017-2018.  
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: November 27, 2017

William E. Hicks  
William E. Hicks

Robin R. Hicks  
Robin R. Hicks

STATE OF NEVADA

COUNTY OF

On this 7<sup>th</sup> day of March, 2018, before me, a Notary Public in and for said County and State, personally appeared William E. Hicks and Robin R. Hicks who acknowledged the signing of the foregoing instrument, and the same is their voluntary act and deed.

Witness my hand and official seal, this the 7<sup>th</sup> day of March, 2018.

Notary Public: Kathy Bacon-Bowling

My Commission Expires: May 11, 2019



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) 007-172-06  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

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

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$30,000.00  
b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
c. Transfer Tax Value: \$290,000.00  
d. Real Property Transfer Tax Due: \$117.00

4. **IF EXEMPTION CLAIMED:**  
a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Grantee  
Signature: Danielle R. Garrett Capacity: Grantee

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

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

Print Name: William E. Hicks and Robin R. Hicks  
Address: PO Box 95  
City: Eureka  
State: NV Zip: 89316

Print Name: Clinton T. Garrett and Danielle R. Garrett  
Address: PO Box 855  
City: Eureka  
State: NV Zip: 89316

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

Print Name: Reliant Title Esc. #: 204-1700357  
Address: 905 Railroad St., Ste. 204  
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED