

FILED FOR RECORDING
AT THE REQUEST OF

A.P.N.: 014-070-12
File No: 152-2164395 (MJ)
R.P.T.T.: \$58.50

First American Title
2004 OCT 25 PM 12 38

LINCOLN COUNTY RECORDER
FEE \$1500 - NEPTT DEP
\$8.50
LESLIE BOGGER

When Recorded Mail To: and Mail Tax Statements To:
Ronald Vern Cannon
281 South 300 West
St. George, UT 84770

GRANT, BARGAIN and SALE DEED

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

Jeffrey W. Simkins and Mary J. Simkins, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

Ronald Vern Cannon, Trustee of The Ronald V. and Deloras F. Cannon Family Trust
dated January 11, 1994

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

**That portion of the South Half (S1/2) of the Northeast Quarter (NE1/4) of Section 16,
Township 5 South, Range 69 East, M.D.B.&M. more particularly described as follows:**

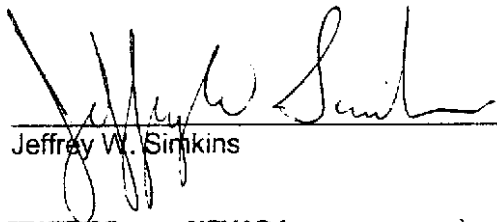
**Parcel 4 of Parcel Map recorded September 25, 1990 in Plat Book A, page 320 as File
No. 94999 in the Office of the County Recorder, Lincoln County, Nevada.**

Subject to

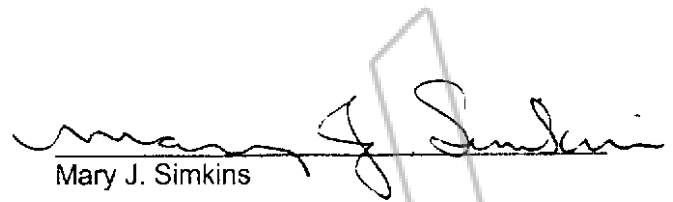
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

Date: 10/19/2004



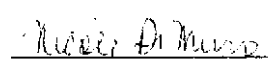
Jeffrey W. Simkins



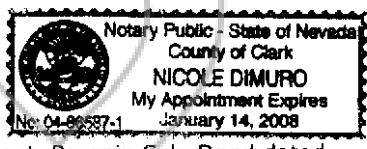
Mary J. Simkins

STATE OF **NEVADA**)
): ss.
COUNTY OF **CLARK**)

This instrument was acknowledged before me on October 20, 2004 by
Jeffrey W. Simkins and Mary J. Simkins.



Notary Public
(My commission expires: January 14, 2008)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
October 19, 2004 under Escrow No. **152-2164395.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 014-070-12
 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' W/nd'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument # 123278
 Book 192 Page: 405
 Date of Recording: Oct 25, 2004
 Notes: _____

3. Total Value/Sales Price of Property: \$15,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$15,000.00
 Real Property Transfer Tax Due \$58.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 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: _____ Capacity: SELLER
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jeffrey W. Simkins and Mary J. Simkins
 Address: 5340 Duralite #202
 City: Las Vegas
 State: NV Zip: 89122

Print Name: Ronald Vern Cannon, Trustee of
The Ronald V. and Deloras F.
Cannon Family Trust dated
January 11, 1994
 Address: 281 South 300 West
 City: St. George
 State: UT Zip: 84770

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

Print Name: First American Title Company of Nevada File Number: 152-2164395 MJ/SKW
 Address 768 Aultman Street
 City: Ely State: NV Zip: 89301

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 014-070-12
- 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
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>123278</u>
Book <u>192</u>	Page: <u>408</u>
Date of Recording:	<u>Oct 25, 2004</u>
Notes:	_____

3. Total Value/Sales Price of Property: _____

\$15,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: _____

\$15,000.00

Real Property Transfer Tax Due _____

\$58.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 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: Ronald Vern Cannon Capacity: Trustee

Signature: _____ Capacity: _____

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

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

Print Name: Jeffrey W. Simkins and Mary J. Simkins

Print Name: Ronald Vern Cannon, Trustee of the The Ronald V. and Deloras F. Cannon Family Trust dated January 11, 1994

Address: 5340 Duralite #202

Address: 281 South 300 West

City: Las Vegas

City: St. George

State: NV Zip: 89122

State: UT Zip: 84770

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

Print Name: First American Title Company of Nevada

File Number: 152-2164395 MJ/SKW

Address: 768 Aultman Street

City: Ely

State: NV Zip: 89301

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