

125801

A.P.N.: 011-070-11
File No: 152-2249020 (MJ)
R.P.T.T.: \$370.50

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2009 JAN 19 PM 3 09

LINCOLN COUNTY REC. DECK
FEE 16.00 RPT 370.50
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:
Michael Cannon and Jennifer Cannon, Trus
HC 61 Box 1
Hiko, NV 89017

GRANT, BARGAIN and SALE DEED

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

Barton W. Tanner and Georgia A. Tanner, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

Michael Cannon and Jennifer Cannon, Trustees of the Michael and Jennifer Cannon Trust
dated October 28, 2004

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

PARCEL I:

THAT CERTAIN PARCEL OF LAND BEING A PORTION OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 60 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 60 EAST, M.D.B. & M.;

THENCE EASTERLY ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 60 EAST, M.D.B. & M., 932 FEET TO A POINT;

THENCE NORTH 62° WEST, 1005 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID SOUTHWEST QUARTER;

THENCE SOUTH ALONG SAID WEST BOUNDARY TO THE SOUTHWEST CORNER OF SAID SECTION 14, THE PLACE OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN GRANT, BARGAIN AND SALE DEED RECORDED MARCH 11, 1993 IN BOOK 105 OF OFFICIAL RECORDS, PAGE 184, AS INSTRUMENT NO. 100060 OF LINCOLN COUNTY, NEVADA RECORDS.

PARCEL II:

AN EASEMENT FOR INGRESS AND EGRESS PURPOSES AS CREATED IN THAT CERTAIN EASEMENT GRANT, BARGAIN AND SALE DEED RECORDED MARCH 11, 1993 IN BOOK 105 OF OFFICIAL RECORDS, PAGE 186, AS INSTRUMENT NO. 100061, LINCOLN COUNTY, NEVADA RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST (NW 1/4) OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 60 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 23; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 672.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE A DISTANCE OF 121.84 FEET; THENCE SOUTH 65°46'17" EAST, 130.46 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE ROUTE 318; THENCE SOUTH 20°00'00" WEST ALONG SAID RIGHT-OF-WAY, 50.14 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 65°46'17" WEST, 245.27 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 11, 1993 IN BOOK 105 OF OFFICIAL RECORDS, PAGE 186, AS INSTRUMENT NO. 100061, LINCOLN COUNTY, NEVADA RECORDS.

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: 01/07/2006

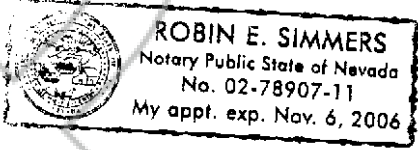
Barton W. Tanner
Barton W. Tanner

Georgia A. Tanner
Georgia A. Tanner

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

This instrument was acknowledged before me on January 10 2006 by **Barton W. Tanner and Georgia A. Tanner.**

Robin E. Simmers
Notary Public
(My commission expires: Nov 6 2006)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **January 07, 2006** under Escrow No. **152-2249020**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 011-070-11
- 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	
Book <u>211</u>	Page: <u>64-66</u>
Date of Recording: <u>11/10/2006</u>	
Notes: <u>#175801</u>	

3. Total Value/Sales Price of Property: \$95,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$95,000.00
 Real Property Transfer Tax Due \$370.50

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 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: Seller Escrow Agent

Signature: [Signature]

Capacity: Buyer Escrow Agent

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Barton W. Tanner and Georgia A.

Michael Cannon and

Print Name: Tanner

Print Name: Jennifer Cannon, Trus

Address: P.P. Box 431

Address: HC 61 Box 1

City: Hiko

City: Hiko

State: NV Zip: 89017

State: NV Zip: 89017

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

First American Title Company of

Print Name: Nevada

File Number: 152-2249020 MJ/MJ

768 Aultman Street, Ely, NV 89301,

Address P.O. Box 151048

City: Ely

State: NV Zip: 89315

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