

Official Record

Recording requested By
CANNON FAMILY TRUST

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2
RPTT: \$317.85 Recorded By AE
Book- 254 Page- 0056



0135318

After recording this document please return it)
to:)
Name: Michael Cannon)
Address: HC61 Box 1)
City, State, Zip: Hiko, NV 89017)
Phone: 775-725-3888)
))
))
))
))

Above This Line Reserved For Official Use Only

Assessor's Parcel No.s = 011-060-20; 011-070-20

GRANT, BARGAIN, AND SALE DEED
(Individual Grantor to Unrelated Trust)

THIS INDENTURE made this 30 day of September, 2009,
by and between Keith Murray Whipple, Grantor, and the Robert T. Cannon and Kathryn R.
Cannon Trust, Grantee.

WITNESSETH

That Grantor, in consideration of the sum of Ten Dollars (\$10), lawful money of the
United States, and good and valuable consideration, paid to Grantor by Grantee, the receipt
whereof is hereby acknowledged, does by these presents grant, bargain, and sell to Grantee and
to Grantee's successors and assigns, all the rights, title, and interest in and to the following lands
and property, together with all improvements located thereon, lying in the County of Lincoln,
State of Nevada, to-wit:

*Parcel 1B of the Record of Survey, Boundary Line Adjustment Map recorded in
Plat Book C at Page 99, File No. 123703 filed with the Lincoln County Recorder,
such Parcel situated in Section 14, Township 4 South, Range 60 East, in the
Mount Diablo Base and Meridian; also known as Lincoln County Assessor's
parcels 011-060-20 and 011-070-20.*

Prior instruments reference: Deed of Reconveyance Book 79, Pages 162-163,
Document No. 88425 and Joint Tenancy Deed Book 81, Page 495, Document No.
89502 of the Recorder of Lincoln County, Nevada.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

LESS AND EXCEPT all oil, gas and minerals, on and under the above-described property owned by Grantor, if any, reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, including road, utility, and pipeline easements as displayed on the above-referenced parcel map and easements that expressly conveyed by deed recorded June 4, 1975 in Book 14, Page 448 filed with the Lincoln County Recorder.


TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto Grantee and to Grantee's successors and assigns forever.

WITNESS Grantor(s) hand(s) this the 30 day of September, 2009.

Keith Murray Whipple
Keith Murray Whipple, Grantor

STATE OF NEVADA)
)ss
COUNTY OF LINCOLN)

This instrument was acknowledged before me on the 30 day of September by Keith Murray Whipple.

(Seal)  **ROBIN E. SIMMERS**
Notary Public State of Nevada
No. 02-78907-11
My com. exp. Nov. 6, 2010

Robin E. Simmers
Notary Public

Grantor(s) Name, Address, phone:
Keith Murray Whipple
HCR 61 Box 2
Hiko, NV 89017
775-725-3554

Grantee(s) Name, Address, phone:
Robert Cannon & Kathryn Cannon, *Trustees*
Robert T. Cannon & Kathryn R. Cannon Trust
2284 Coral Ridge Ave
Henderson, Nevada 89052
(702) 434-1184
Please send tax statements to grantee.

State of Nevada Declaration of Value

DOC # DV-135318
02/02/2010 02:18 PM
Official Record

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Page 1 of 1 Fee: \$15.00
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1. Assessor Parcel Number(s)
a) 011-060-20
b) 011-070-20
c) _____
d) _____

2. Type of Property
- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Family Res. |
| c) <input type="checkbox"/> Condo/Townhouse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apartment Building | f) <input type="checkbox"/> Commercial /Ind'l |
| g) <input checked="" type="checkbox"/> Agriculture | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> other _____ | |

FOR RECORDERS OPTIONAL USE ONLY
Document / Instrument # _____
Book: _____ Page: _____
Date of Recording: _____
Notes: Backlog Agreement on file - a

3. Total Value / Sales Price of Property \$ 81,040
Deed In Lieu Only (value of forgiven debt) \$ _____
Taxable Value \$ _____
Real Property Transfer Tax Due: \$ 317.85

4. If Exemption Claimed:
a. Transfer Tax Exemption, per NRS 375.090, section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/4% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature <u>Robert Cannon</u>	Capacity <u>Buyer</u>
Signature <u>Michael Cannon</u>	Capacity <u>Agent for Keith Whipple</u>
	<u>Seller</u>

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name Keith Whipple
Address HCR 61 Box 2
City H.E.
State NV Zip 89017

Print Name Robert T. & Kathryn R. Cannon Trust
Address 2284 Coral Ridge Ave
City Henderson
State NV Zip 89052

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT BUYER OR SELLER)

Co. Name _____ Esc. # _____
Address _____
City _____ State: _____ Zip _____

(As a public record, this form may be recorded / microfilmed)