

Official Record

Recording requested By  
LENARD SMITH

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3

RPTT: Recorded By: AE

Book- 258 Page- 0637



This document prepared by (and after recording return to): )

Name: Daniel M. Hooge, Esq. )  
Address: P.O. Box 532 )  
City, State, Zip: Caliente, NV 89008 )  
Phone: 775-962-2665 )

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Assessor's Parcel No. = 011-080-05

**CORRECTION DEED  
FOR A GRANT, BARGAIN, SALE DEED  
(Individual to a Trust)**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

That whereas La Blanche Noreen Pennington of Lincoln County, State of Nevada, as Grantor, hereinafter referred to as Grantor, did, on or about the day of December 22, 2000, execute and deliver to ROBERT T. CANNON AND KATHRYN R. CANNON, as Grantee, a conveyance of the certain lands, situated in Lincoln County, Nevada, and more particularly described in Exhibit "A" which is attached hereto and incorporated herein for any and all purposes, and which said conveyance contains a mutual mistake and is recorded in Book 152, Pages 542-543, and in Book 167 at Page 462, of the Deed Records of Lincoln County, Nevada; and whereas, to prevent difficulties hereafter, it is appropriate to correct the record in this regard;

NOW, THEREFORE, FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged said Grantor, does hereby grant, bargain, sell, and convey unto **ROBERT T. CANNON AND KATHRYN R. CANNON**, as Trustees of **THE CANNON FAMILY TRUST**, dated October 22, 1997, hereinafter "Grantee," all of the tract of land situated in the County of Lincoln, State of Nevada, which is described in the said Exhibit "A".

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

SUBJECT to all easements, rights-of-way, protective covenants, and mineral reservations of record, if any.

TO HAVE AND TO HOLD 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.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good



right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

This is a correction deed, given and accepted as such in substitution for such earlier deed dated on December 22, 2000 and it shall be effectual as of and retroactive to such date. However, except as herein corrected, such prior deed shall remain in full force and effect.

WITNESS Grantor(s) hand(s) this the 25 day of May, 2010.

*La Blanche Noreen Pennington*

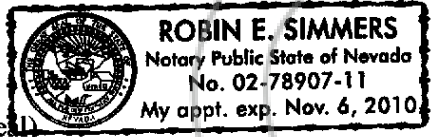
Grantor  
LA BLANCHE NOREEN PENNINGTON

STATE OF NEVADA )  
 ):  
COUNTY OF LINCOLN )

This instrument was acknowledged before me on May 25, 2010 (date) by LA BLANCHE NOREEN PENNINGTON.

*Robin E. Simmers*  
Notary Public

Printed Name: Robin E. Simmers



(Seal)  
My Commission Expires:

Nov 6 2010

Grantor(s) Name, Address, phone:  
LA BLANCHE NOREEN PENNINGTON

Grantee(s) Name, Address, phone:  
ROBERT T. CANNON &  
KATHRYN R. CANNON  
Trustees of  
THE CANNON FAMILY TRUST  
2284 Coral Ridge  
Henderson, Nevada 89052  
702-434-1184

**SEND TAX STATEMENTS TO GRANTEE**

Description for deed to correct the deed recorded in Book 152 at Page 542 & 543 and to disregard the second deed, Book 167 at Page 462, which was evidently and mistakenly done to clear up an unknown error. This deed is being made to add two more exceptions which should have been addressed in the original deed.

**DESCRIPTION**

All that real property situated in the county of Lincoln, State of Nevada, and described as found in Exhibit A of that Grant, Bargain and sale deed Document number 115812 found in Book 152 at Page 543 but disregarding the deed of Document number 118957 in Book 167 at Page 462 which shows a deletion of the portion excepting the included portion of State Highway 318.

Additionally excepting that portion which lies west of Nevada State Route 318.

And also excepting that portion which is listed as Parcel 2 in that Amended Parcel Map having Document number 119484 filed in Plat Book B at Page 471 of Lincoln County, Nevada Records and more particularly described as follows:

Beginning at a point on the eastern boundary of State Route 318 at a point from which the northwestern corner of said Section 23 lies N 10°43'33" W 2052.90"

Thence S 84°50'21" E 198.91' \*;

Thence S 23°31'48" E 326.18' \*;

Thence S 27°03'24" E 136.21' \*;

Thence S 01°40'12" E 181.56' \*;

Thence N 89°41'40" W 379.59' \*;

Thence northeasterly along the said state route east boundary on a curve concaved southeasterly with a delta angle of 03°00'13", arc length of 419.10', and a radius of 7950'.

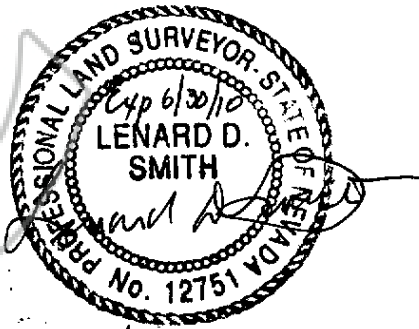
Thence N22°24'19" E 245.31' to the point of beginning.

Containing 3.561 acres more or less.

\* = at (or to) a #5 rebar with cap stamped L SMITH PLS 12751

The Basis of bearings is the west line of Section 23, Township 4 South, Range 60 East, M.D.M. given as N 00°08'20" W in Plat Book B at Page 416.

End of description.



12/31/09

# State of Nevada Declaration of Value

DOC # DV-136533  
10/08/2010 04:30 PM  
Official Record

Recording requested By  
LENARD SMITH

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00  
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1. Assessor Parcel Number(s)

- a) 011-060-05
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property

- a)  Vacant Land
- b)  Single Family Res.
- c)  Condo/Townhouse
- d)  2-4 Plex
- e)  Apartment Building
- f)  Commercial /Ind'l
- g)  Agriculture
- h)  Mobile Home
- i)  other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY

Document / Instrument # \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: not paid on doc # 115812 ac

3. Total Value / Sales Price of Property \$ \_\_\_\_\_

Deed In Lieu Only (value of forgiven debt) \$ \_\_\_\_\_

Taxable Value \$ \_\_\_\_\_

Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, section: 3
- b. Explain Reason for Exemption: Correction deed correcting legal description, taxes already paid

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 Lenard D. Smith Capacity Agent

Signature Cory B Smith Capacity Buyer Agent

SELLER (GRANTOR) INFORMATION

Print Name Thomas & Charmaine Pennington  
Address 1929 Camino Mirada  
City North Las Vegas  
State Nevada Zip 89031

BUYER (GRANTEE) INFORMATION

Print Name The Cannon Family Trust  
Robert T. & Kathryn R Cannon  
Address 2284 Coral Ridge  
City Henderson  
State Nevada Zip 89052

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

Co. Name Lenard D. Smith Esc. # \_\_\_\_\_  
Address PO Box 443  
City Caliente State: NV Zip 89008