

Official Record

Recording requested By
TINA M. WALLS ESQ

Lincoln County - NV

Leslie Boucher - Recorder

Fee \$19.00

Page 1 of 6

RPTT:

Recorded By: AE

Book- 262 Page- 0522



APN: 011-070-28 and 011-070-29

RECORDING REQUESTED BY:
WALLS LAW FIRM
8861 W. SAHARA AVE SUITE 220
LAS VEGAS, NV 89117

MAIL TAX STATEMENTS TO AND
WHEN RECORDED, MAIL TO:
Hiko Properties, LLC
1808 Cypress Mesa Drive
Henderson, Nevada 89012

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That Robert T. Cannon and Kathryn R. Cannon, as Trustees of the Robert T. and Kathryn R. Cannon Family Trust dated October 22, 1997 (AS AMENDED FROM TIME TO TIME), in consideration of Ten Dollars (\$10) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain and sell to Hiko Properties, LLC all that real property situate in the County of Lincoln, State of Nevada, bound and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. Subject to rights of way, restrictions, easements, covenants, and conditions of record.

Witness my hand this 9th day of March, 2011.

Robert T. and Kathryn R. Cannon Family Trust dated
October 22, 1997

Robert T. Cannon, Trustee

Kathryn R. Cannon, Trustee



STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

On March 9, 2011, personally appeared before me, a Notary Public of the State of Nevada, **Robert T. Cannon** and **Kathryn R. Cannon** who acknowledged that they executed the above instrument.

Becky LaFavore

NOTARY PUBLIC

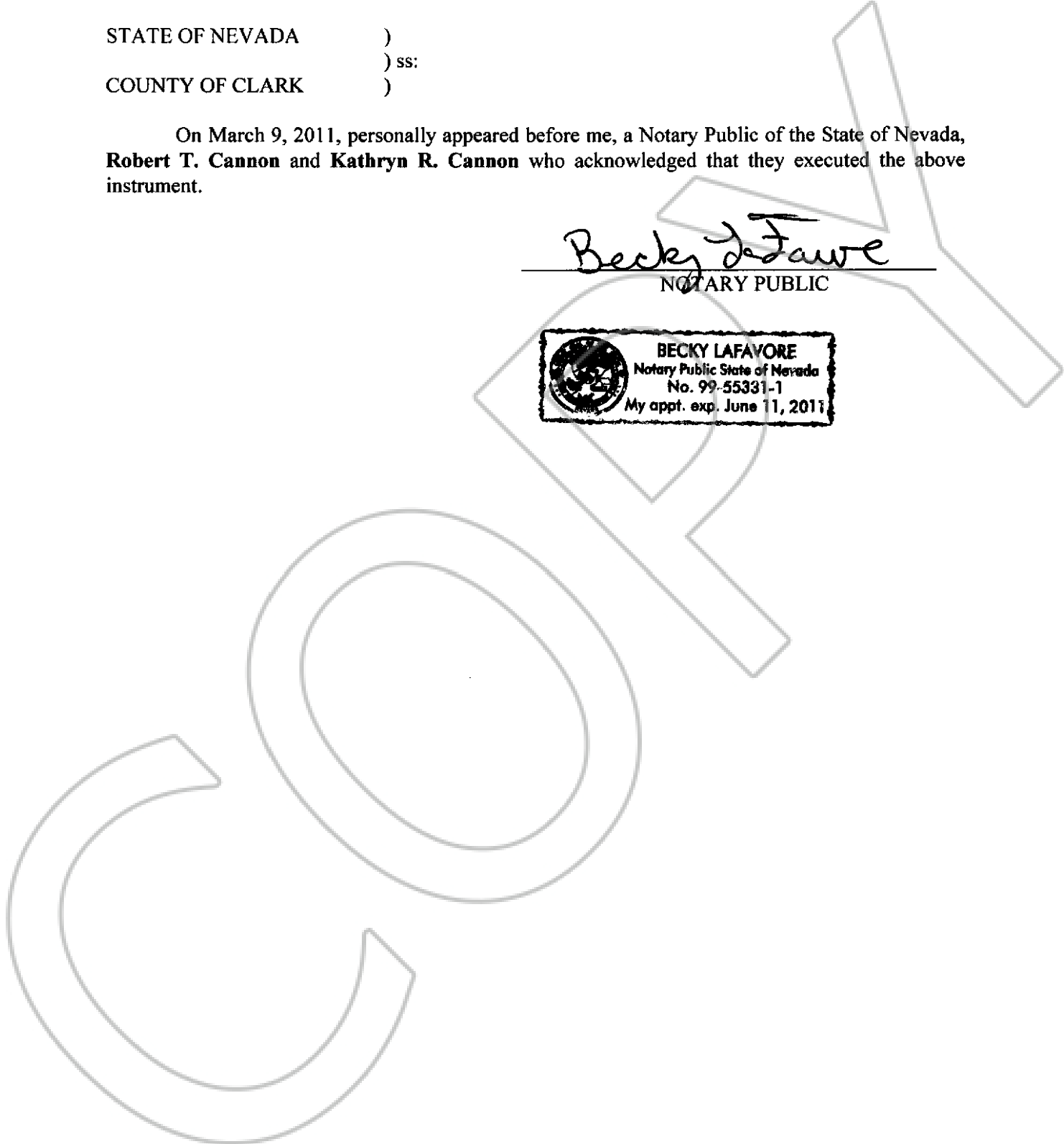
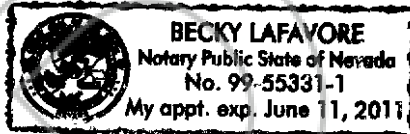




EXHIBIT "A"

LEGAL DESCRIPTION

Parcel A

Section 14; Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4)

EXCEPTING therefrom that certain parcel of land conveyed to KEITH WHIPPLE and GWEN WHIPPLE, husband and wife, by a Deed recorded August 22, 1988 in Book 81 of Official Records, page 495 as File No. 89502, Lincoln County, Nevada records, described as follows:

Beginning as the Northwest corner of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 14, Township 4 South, Range 60 East, M.D.B.&M., located South 45°34'54" West, 1869.15 feet from the North quarter corner of said Section 14 (the North Quarter (N1/4) corner marked by a steel fencepost with rock around) thence North 89°56'05" East, 1330.08 feet to the Northeast corner of said Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4); thence prolongation of said line 116.22 feet; thence South 08°00'15" East, 840.20 feet to the centerline of the County road; thence South 75°21'40" West, 35.61 feet, thence South 79°51'06" West, 220.94 feet; thence South 80°08'17" West, 253.99 feet; thence South 79°32'07" West, 258.02 feet; thence South 80°50'44" West 263.63 feet; thence South 81°09'43" West 261.75 feet; thence South 81°01'31" West, 233.62 feet; thence South 80°47'40" West 64.32 feet, all along the county road centerline; thence North 00°18'04" East, 1097.57 feet to the point of beginning.

Parcel B

Beginning at a point from which the West Quarter corner of Section 14, Township 4 South, Range 60 East, M.D.B.&M., bears due West for a distance of 982.15 feet, thence due East for a distance of 321.08 feet to a point, thence due North a distance of 280.95 feet to a point located at a fence corner, thence South 48°49' West along a fence line for a distance of 426.67 feet to the point of beginning.

Parcel C

A parcel of land being a portion of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 14, Township 4 South, Range 60 East, M.D.B.& M., more particularly described as follows:

Beginning at the center of said Section 14, and running thence East 1320 feet to the East boundary line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said



Section 14, thence South along the said East Boundary line 783 feet, thence West 1815 feet, thence North 783 feet to the North Boundary line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section 14, thence East along said boundary line 495 feet to the place of beginning.

Parcel D

The Northerly 760 feet of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 14, Township 4 South, Range 60 East, M.D.B.&M., which lies on the east side of the State Highway.

Parcel E

A portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) AND the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 14, Township 4 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Commencing at a point from which the South Quarter corner of said Section 14 bears South 16°10' East 1,942.17 feet; thence running North 00°43' West 841.39 feet; thence running South 86°47' West 743.75 feet; thence running South 00°12' East 172.75 feet; thence running North 84°23' East 219.55 feet; thence running South 00°29' East 659.44 feet; thence running North 88°49' East 538.82 feet to the point of beginning.

EXCEPTING therefrom that certain parcel of land conveyed to JOHN HUNT and KATHY HUNT, husband and wife, by a Deed recorded September 20, 1988 in Book 82 of Official Records, page 269 as File No. 89876, Lincoln County, Nevada records, described as follows:

A parcel of land situate in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 14, Township 4 South, Range 60 East, M.D.B.&M., described as follows:

Beginning at a point on the North boundary line of the lane, and which point is the Southwest corner of the land previously owned by Duane Davis and Alice Davis, which land they acquired by Deed from Evan Davis and LaBlanche Davis, dated November 8, 1968, and recorded in Book N-1 of Real Estate Deeds at page 353, Lincoln County, Nevada records, and also described in that certain deed from A. Roy Nesbin and Sarah L. Nesbin to Evan Davis, dated August 25, 1960, and recorded in Book "L-1" of Real Estate Deeds at page 296, Lincoln County, Nevada records, also described in Deed from John E. Ferguson to Mrs. Carrie Ferguson, recorded September 23, 1899 in Book "T" of Real Estate Deeds at page 5, Lincoln County, Nevada records; thence running North 106.8 feet to a point on the West boundary line of said land owned by Duane Davis and Alice Davis; thence running at right angles East 208 feet; thence running at right angles South 106.8 feet to a point on the North boundary line of the lane; thence running West along the said north boundary of said lane a distance of 208 feet to the place of beginning and being situated in the Northeast Quarter (NE 1/4) of the Southwest



Quarter (SW 1/4) of Section 14, Township 4 South, Range 60 East, M.D. B. & M., Lincoln County, Nevada.

Parcel F

A parcel of land situate in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 19, Township 4 South, Range 60 East, M.D.B.& M., and further described as follows to wit:

Beginning at a point 495 feet, more or less West of the center of said Section 14, and thence continuing West a distance of 825 feet, more or less to the North-South 1/16th section line; thence South a distance of 650 feet, more or less; thence East a distance of 825 feet, more or less; thence North a distance of 650 feet, more or less to the place of beginning.

EXCEPTING therefrom any portion of said land existing within the following parcel of land described as follows:

A portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) AND the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 14, Township 4 South, Range 60 East, M.D.B. & M., more particularly described as follows:

COMMENCING at a point from which the South Quarter corner of said Section 14 bears South 16°10' East 1,942.17 feet; thence running North 00°43' West 841.39 feet; thence running South 86°47' West 743.75 feet; thence running South 00°12' East 172.75 feet; thence running North 84°23' East 219.55 feet; thence running South 00°29' East 659.44 feet; thence running North 88°49' East 538.82 feet to the point of beginning.

Parcel G

A parcel of land situate within the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) OF Section 14, Township 4 South, Range 60 East, M.D. B.&M., described as follows:

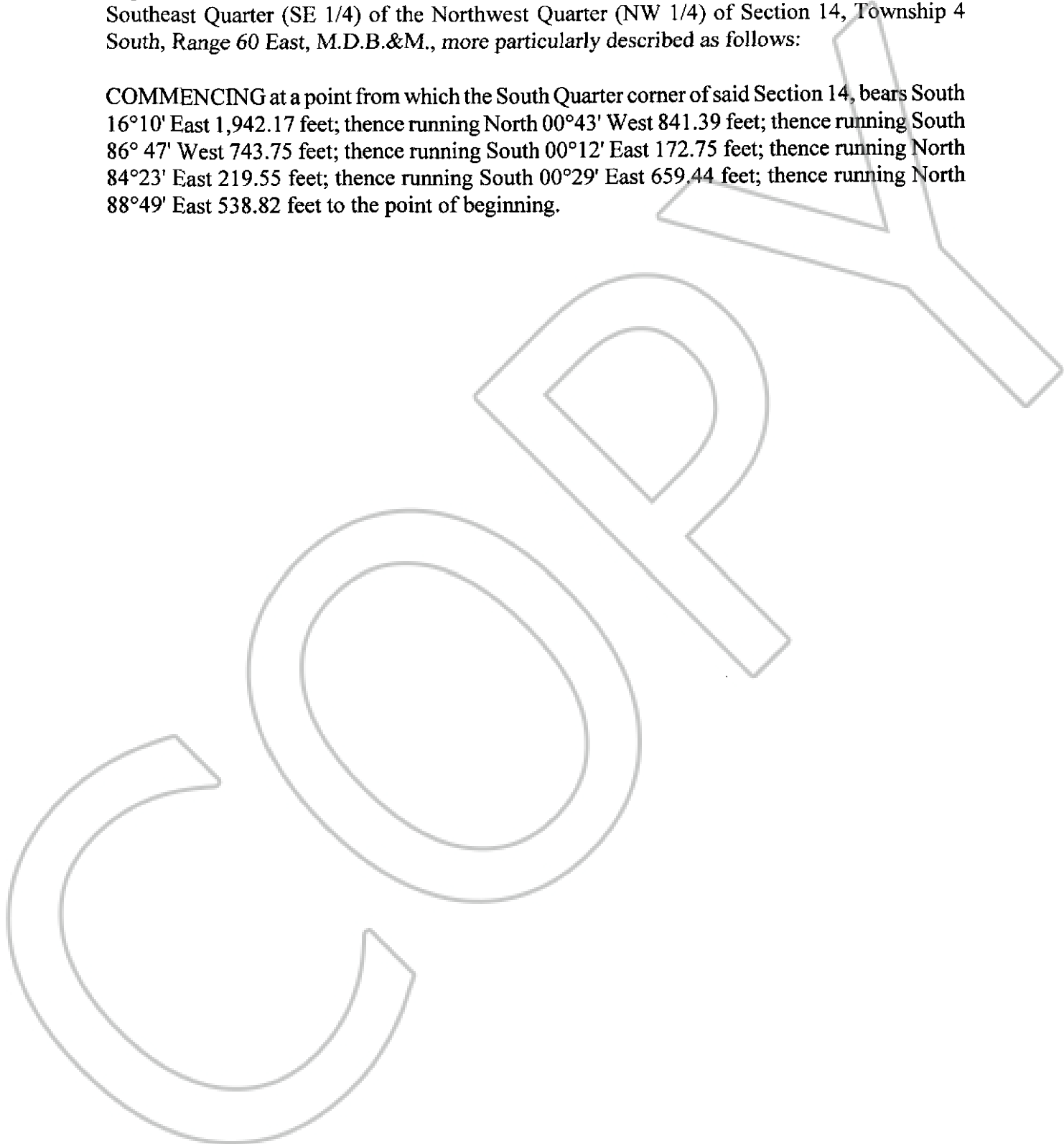
Beginning at a Cedar Post being the Northeast corner of the land herein conveyed and bearing South seventy five and one half degrees West seven chains and seventy four and one half links (511.17 feet) from Center Post of Section 14, Township 4 South, Range 60 East, M.D. B.&M., and running South Twelve Chains (792 feet) to Cedar Post; thence West Eight Chains and Thirty-eight links (553.08 feet) to Cedar Post established by C.W. Wandell as being the Southwest corner of the land herein conveyed and running thence North twelve chains (792 feet) on the line established by Wandell to Cedar Post; thence East Eight chains and Thirty-eight links (553.08 feet) to place of beginning.

EXCEPTING therefrom any portion of said land existing within the following parcel of land described as follows:



A portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) AND the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 14, Township 4 South, Range 60 East, M.D.B.&M., more particularly described as follows:

COMMENCING at a point from which the South Quarter corner of said Section 14, bears South 16°10' East 1,942.17 feet; thence running North 00°43' West 841.39 feet; thence running South 86° 47' West 743.75 feet; thence running South 00°12' East 172.75 feet; thence running North 84°23' East 219.55 feet; thence running South 00°29' East 659.44 feet; thence running North 88°49' East 538.82 feet to the point of beginning.



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
TINA M. WALLS ESQ.

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$19.00
Recorded By: AE RPTT:
Book- 262 Page- 0522

- 1. Assessor Parcel Number(s)
 - a) 011-070-28 (G)
 - b) 011-070-29 (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
 - Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: *Trust on file!*

- 3. Total Value/Sales Price of Property \$ _____ N/A
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$ _____ N/A
- Real Property Transfer Tax Due \$ _____ N/A

- 4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption per NRS 375.090, Section 07
 - b. Explain Reason for Exemption: Transfer to or From a Trust without Consideration
- 5. Partial Interest: Percentage being transferred: 100 %

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 Robert T. Cannon Capacity Grantor
 Signature Kathryn R. Cannon Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Robert T. Cannon and Kathryn R. Cannon, Trustees
Address: 1808 Cypress Mesa Drive
City: Henderson
State: NV Zip: 89012

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Hiko Properties, LLC
Address: 1808 Cypress Mesa Drive
City: Henderson
State: NV Zip: 89012

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

Print Name: Tina M. Walls, Esq. Escrow # _____
Address: 8861 West Sahara Ave., Suite 220
City: Las Vegas State: NV Zip: 89117