



APN: 011-080-13

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 Cannon Family Trust, dated October 22, 1997, 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 hereby incorporated by reference.

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.

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, if any.

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

The Cannon Family Trust dated October 22, 1997

Robert T. Cannon
Robert T. Cannon, Trustee

Kathryn R. Cannon
Kathryn R. Cannon, Trustee



0138024

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Page 531

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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

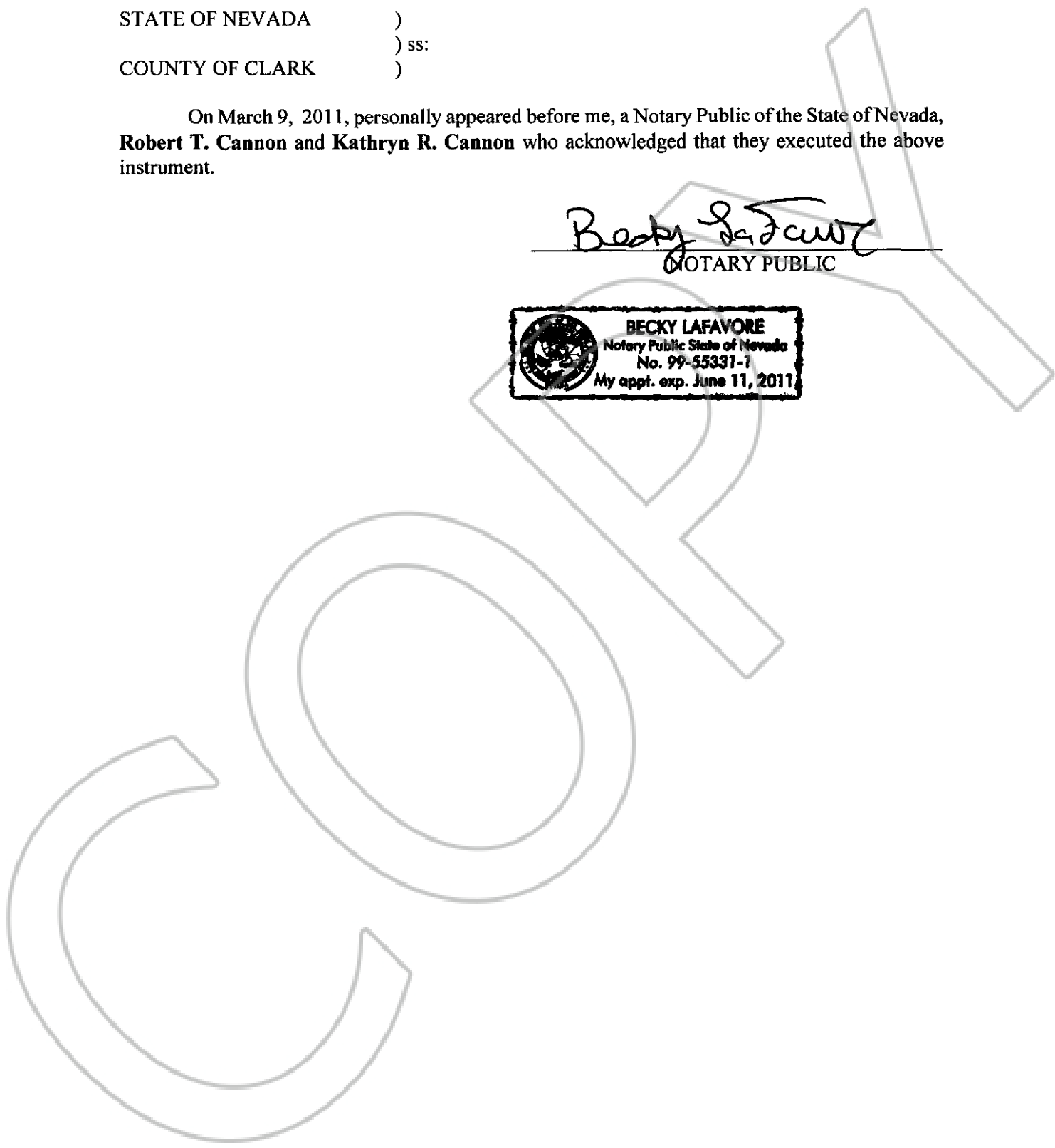
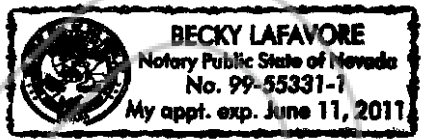




EXHIBIT "A"

LEGAL DESCRIPTION

THE SOUTHERLY 861 FEET OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 60 EAST, MT. DIABLO MERIDIAN; AND A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 60 EAST, MT. DIABLO MERIDIAN; FURTHER DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), SECTION 23, TOWNSHIP 4 SOUTH, RANGE 60 EAST, MT. DIABLO MERIDIAN, AND GOING NORTH 861 FEET, EAST 255 FEET, SOUTH 861 FEET, AND WEST TO THE POINT OF BEGINNING, BEING A PORTION OF PATENT NO. 1476.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF NEVADA FOR STATE HIGHWAY PURPOSES, BY DEED RECORDED MARCH 25, 1945 AS DOCUMENT NO. 23160, IN BOOK H1 OF DEEDS, PAGE 206.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO MICHAEL D. DAVIS, BY DEEDS RECORDED FEBRUARY 15, 1984 AS DOCUMENT NO. 79565, IN BOOK 58, PAGE 573, OCTOBER 17, 1986 AS DOCUMENT NO. 85777, IN BOOK 72, PAGE 483 AND APRIL 21, 1987 AS DOCUMENT NO. 86713, IN BOOK 74, PAGE 495.

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'.

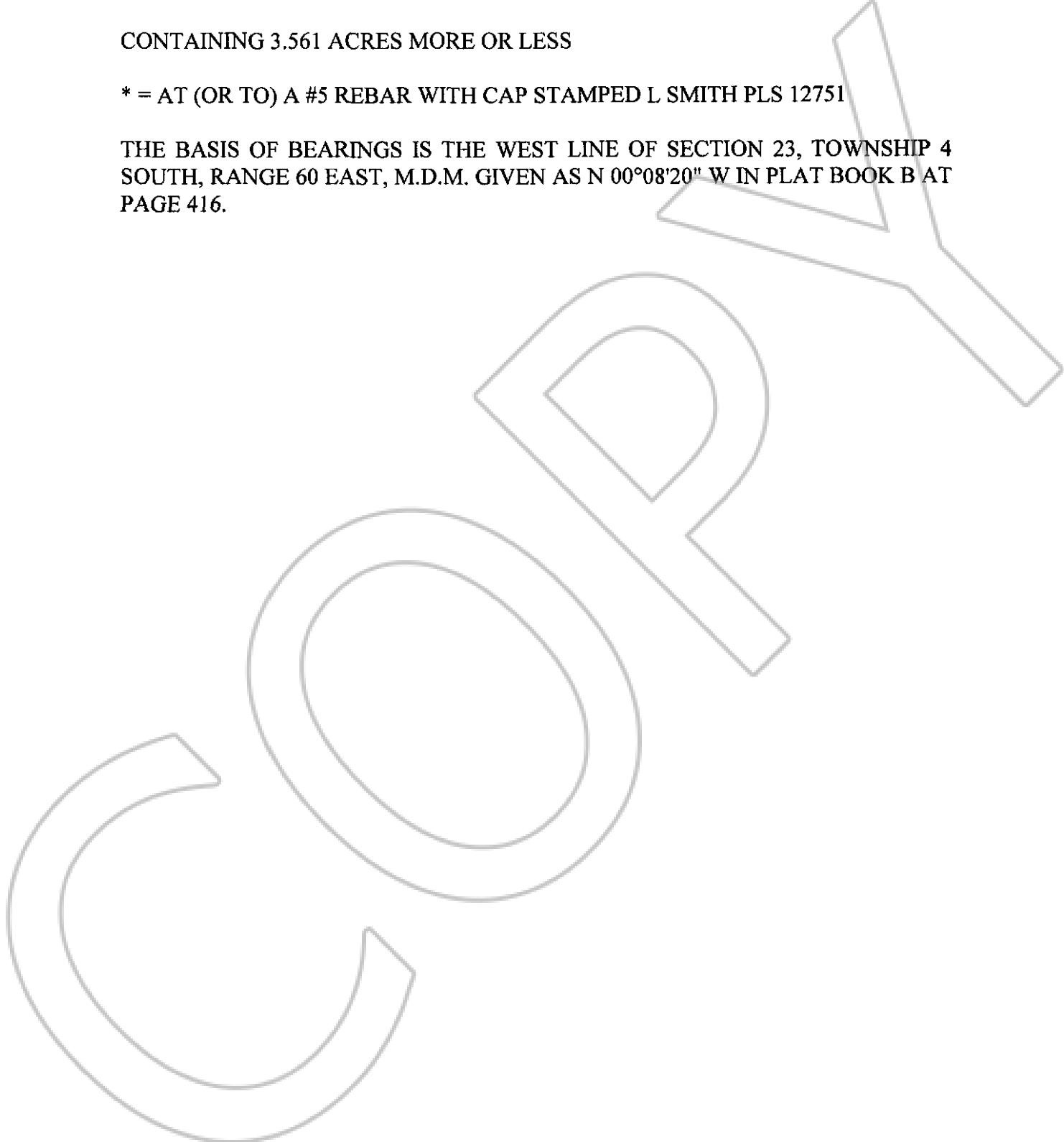


THENCE N 22°24'19" E 245.31' TO THE POINT OF BEGINNING.

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.



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
TINA M WALLS ESQ.

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$17.00
Recorded By: AE RPTT:
Book- 262 Page- 0530

- 1. Assessor Parcel Number(s)
 - a) 011-080-13
 - 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