

Official Record

Recording requested By
TINA M WALLS ESQ

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3
RPTT: Recorded By: AE
Book- 262 Page- 0614



APN: 011-070-19

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, Trustees of The Robert T. and Kathryn R. 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.

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

The 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 L Favo

NOTARY PUBLIC

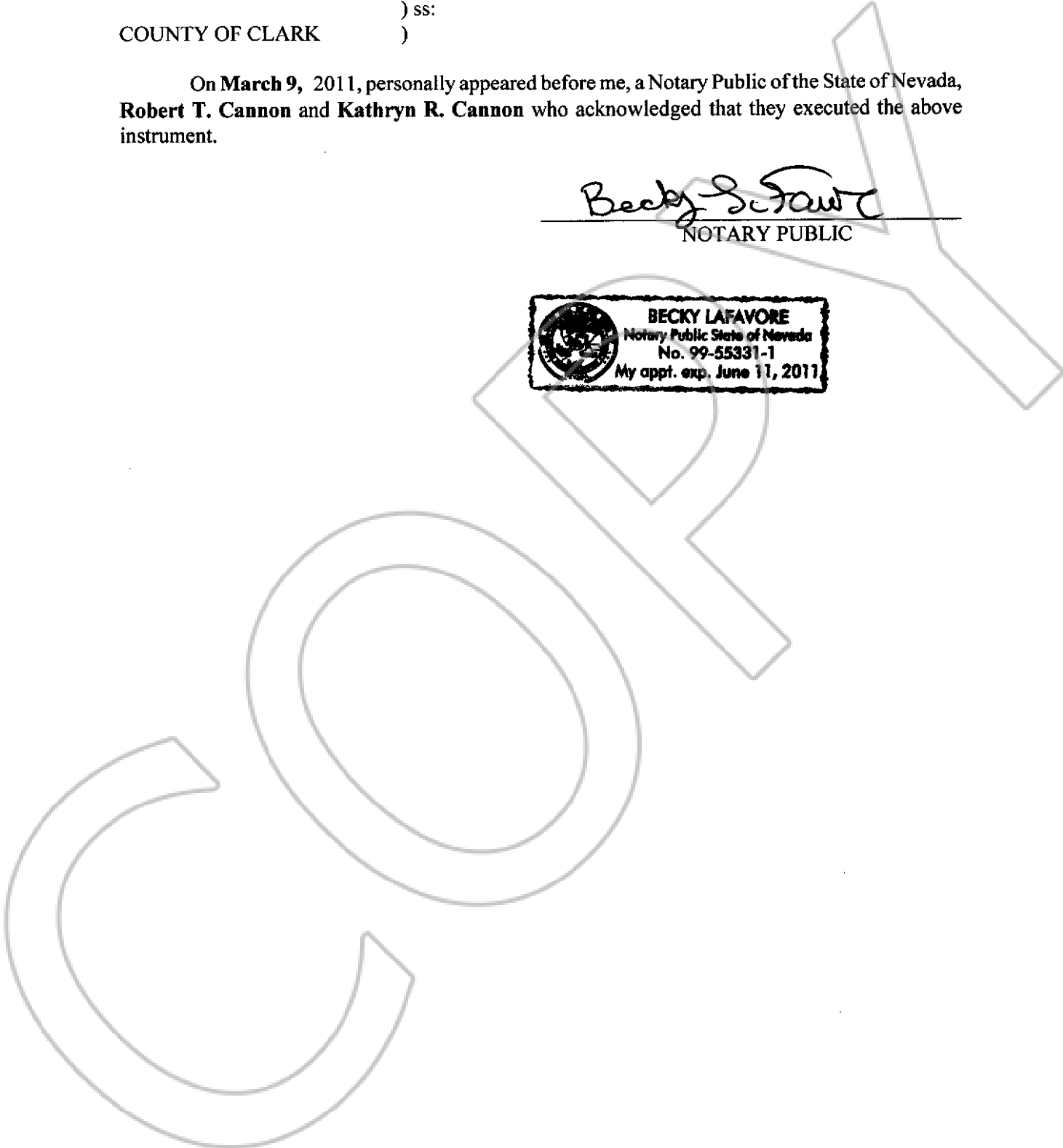
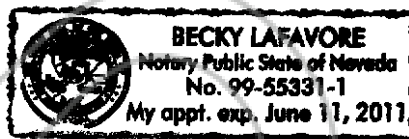




EXHIBIT "A"

LEGAL DESCRIPTION

Beginning at the Northwest corner of the SE 1/4 NW 1/4 of Section 14, T4S., R60 E., MDB&M., located S. 45°34'54" W., 1869.15 feet from the North quarter corner of said Section 14 (the N 1/2 cor. marked by a steel fencepost with rock mound) thence N.89°56'05" E. 1330.08 feet to the Northeast corner of said SE 1/4 NW 1/4; thence prolongation of said line 116.22 feet; thence S. 08°00'15" E., 840.20 feet to the centerline of the county road; thence S. 75°21'40" W. 35.61 feet; thence S. 79°51'06"W. 220.94 feet; thence S. 80°08'17"W., 253.99 feet; thence S. 79°32'07" W., 258.02 feet; thence S. 80°50'44" W., 263.63 feet; thence S. 81°09'43" W., 261.75 feet; thence S. 81°01'31" W, 233.62 feet; thence S. 80°47'40" W. 60.32 feet; all along the county road centerline; thence N.00°18'04" E., 1097.57 feet to the point of beginning, containing 33.755 acres.

Subject to the north half of a right of way easement to Lincoln County for a road which is located along the Southern boundary of the above described land shown on Document No. 78914, Book A of Plats, page 218, Official Records, Lincoln County, Nevada.



STATE OF NEVADA
DECLARATION OF VALUE

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Page 1 of 1 Fee: \$16.00
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- 1. Assessor Parcel Number(s)
 - a) 011-070-19
 - 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! ae*

- 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 [Signature] Capacity Attorney
Signature [Signature] Capacity Attorney

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Robert T. and Kathryn R. Cannon
Family Trust
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