




<b>A.P.N. #</b>	011-090-27, 30; 011-110-23
<b>R.P.T.T.</b>	\$4,506.45
<b>Escrow No.</b>	1045341-LJJ
<b>Recording Requested By:</b>	
	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Michael Cannon and Jennifer Cannon, as Trustees Of the Michael and Jennifer Cannon Trust dated October 28, 2004	
HC 61, Box 1	
Hiko, NV 89017	

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Kay Wright Ranch, LLC**, a Nevada limited liability company who acquired title as **Kay Wright Ranch, LLC** for valuable consideration, the receipt of which is hereby acknowledged,

does hereby Grant, Bargain Sell and Convey to **Michael Cannon and Jennifer Cannon, as Trustees of the Michael and Jennifer Cannon Trust dated October 28, 2004**

all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part of hereof for complete legal description.

**SUBJECT TO:**

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: May 10, 2013



Kay Wright Ranch LLC, a Nevada limited  
liability company

Mark Wright  
By, Mark Wright, Manager

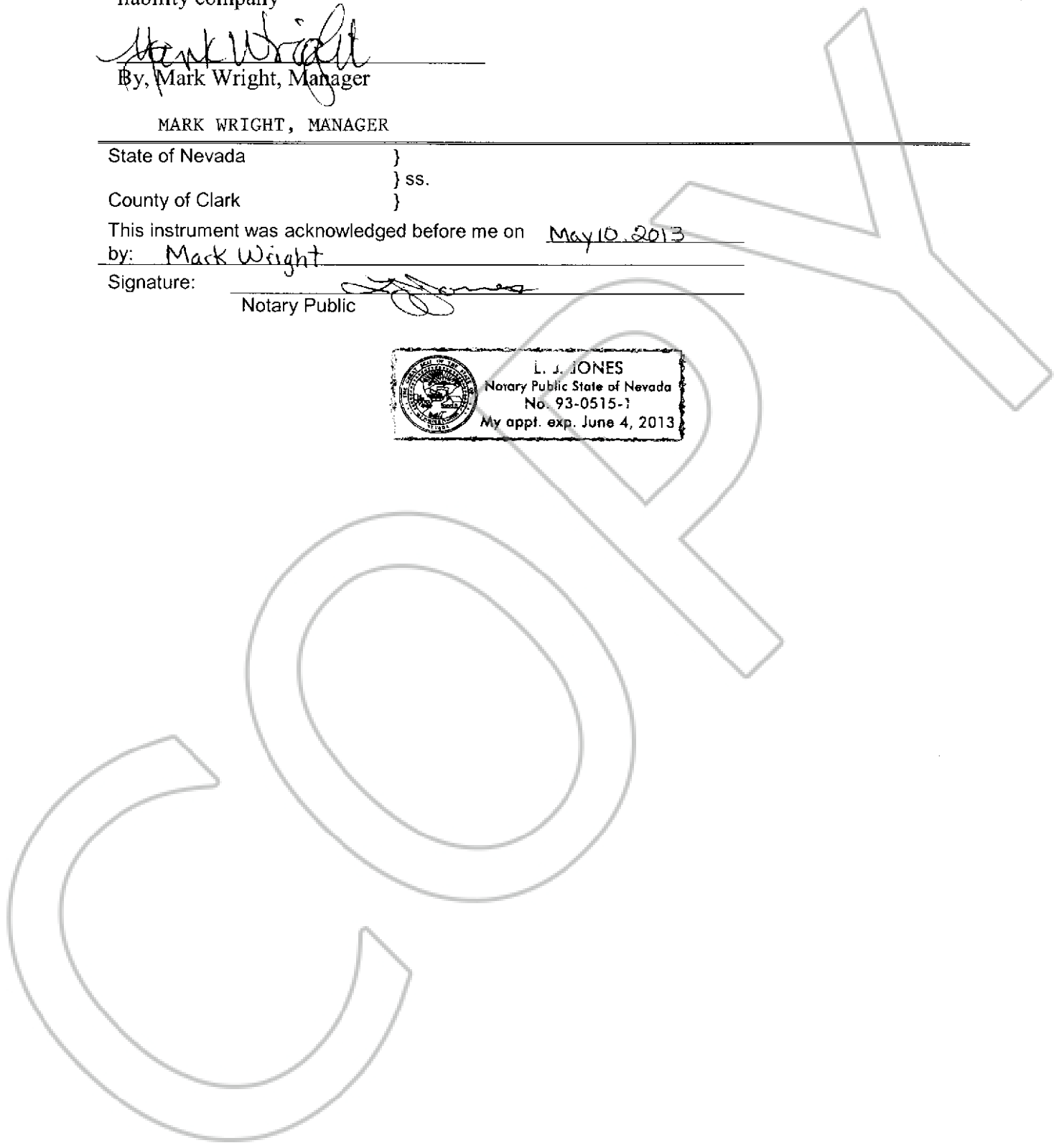
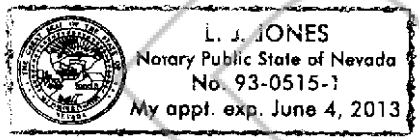
MARK WRIGHT, MANAGER

State of Nevada }  
                                      } ss.  
County of Clark }

This instrument was acknowledged before me on May 10, 2013

by: Mark Wright

Signature: [Signature]  
Notary Public



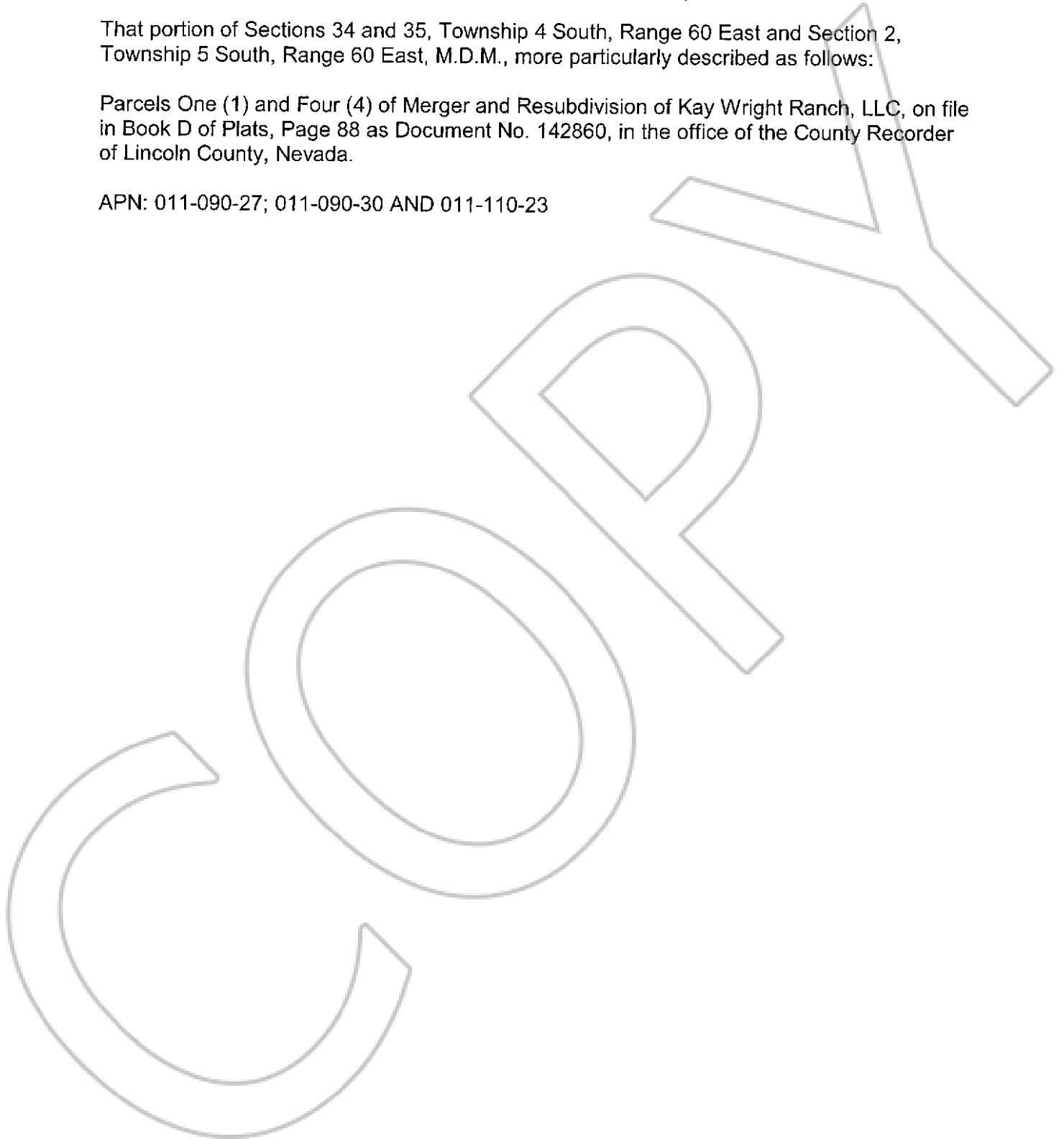


**EXHIBIT "A"**

That portion of Sections 34 and 35, Township 4 South, Range 60 East and Section 2, Township 5 South, Range 60 East, M.D.M., more particularly described as follows:

Parcels One (1) and Four (4) of Merger and Resubdivision of Kay Wright Ranch, LLC, on file in Book D of Plats, Page 88 as Document No. 142860, in the office of the County Recorder of Lincoln County, Nevada.

APN: 011-090-27; 011-090-30 AND 011-110-23



Recording requested By  
 STEWART TITLE OF NEVADA

**STATE OF NEVADA  
 DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 011-090-27
- b) 011-090-30
- c) 011-110-23
- d) \_\_\_\_\_

**FOR RECORDER'S OFFICE**

Document/Instrument  
 Book \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**Lincoln County - NV  
 Leslie Boucher - Recorder**

Page 1 of 2 Fee: \$16.00  
 Recorded By: AE RPTT: \$4,506.45  
 Book- 279 Page- 0010

2. Type of Property

- a)  Vacant Land
- b)  Single Family Residence
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Commercial/Industrial
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

- 3. a. Total Value/Sales Price of Property \$ 1,155,202.00
- b. Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )
- c. Transfer Tax Value \_\_\_\_\_
- d. REAL PROPERTY TRANSFER TAX DUE: \$ 4,506.45

**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 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: *Mark Wright* Capacity: GRANTOR  
 MARK WRIGHT, MANAGER OF KAY WRIGHT RANCH, LLC

Signature: \_\_\_\_\_ Capacity: GRANTEE

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

Print Name: KAY WRIGHT RANCH, LLC  
 Address: 1723 W RED CLOUD CR  
 City/State/Zip ST. GEORGE, UT 84770

**BUYER (GRANTEE) INFORMATION  
 (REQUIRED)**

Print Name: MECHANICAL CANYON AND VENTURE CANYON  
 Address: 1000 W. 1000 N. ST. GEORGE, UT 84770  
 City/State/Zip ST. GEORGE, UT 84770

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**

Company Name: Stewart Title of Nevada Escrow No 1045341LJJ  
 Address: 376 E. Warm Springs Road, Suite 190  
 City Las Vegas State: NV Zip 89119

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 011-090-27
- b) 011-090-30
- c) 011-110-23
- d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property

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**Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature: Attached for clarification Capacity: Grantor  
Mark Wright, Manager of Kay Wright Ranch, LLC

Signature: \_\_\_\_\_ Capacity: Grantee  
Michael Cannon and Jennifer Cannon as Trustees of The Michael and  
Jennifer Cannon Trust dated 10/28/2004

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

Kay Wright Ranch, LLC

Print Name: \_\_\_\_\_  
 Address: 1723 W. Red Cloud Cr.  
 City/State/Zip St. George, UT 84770

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Michael Cannon and Jennifer Cannon, as Trustees of the Michael and Jennifer Cannon Trust dated October 28, 2004

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