

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2
RPTT: \$1,657.50 Recorded By: HB
Book- 301 Page- 0178

A.P.N. No.:	011-090-20
R.P.T.T.	\$1,657.50
Escrow No.:	76472
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Michael and Jennifer Cannon, Trustees	
3345 Cannon Ranch Road	
Hiko, NV 89017	



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JOHN R. SCOTT, a married man as his sole and separate property for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to MICHAEL CANNON and JENNIFER CANNON, Trustees of THE MICHAEL AND JENNIFER CANNON TRUST, dated October 28, 2004 totally amended and restated June 18, 2009, 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 hereof for complete legal description.

SUBJECT TO:

1. Taxes for the 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: January 21, 2016

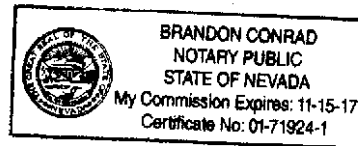
JOHN R. SCOTT

State of Nevada)
County of Clark) ss.

This instrument was acknowledged before me on the 31 day of January, 2016
By: JOHN R. SCOTT

Signature:

Notary Public





**EXHIBIT "A"
LEGAL DESCRIPTION**

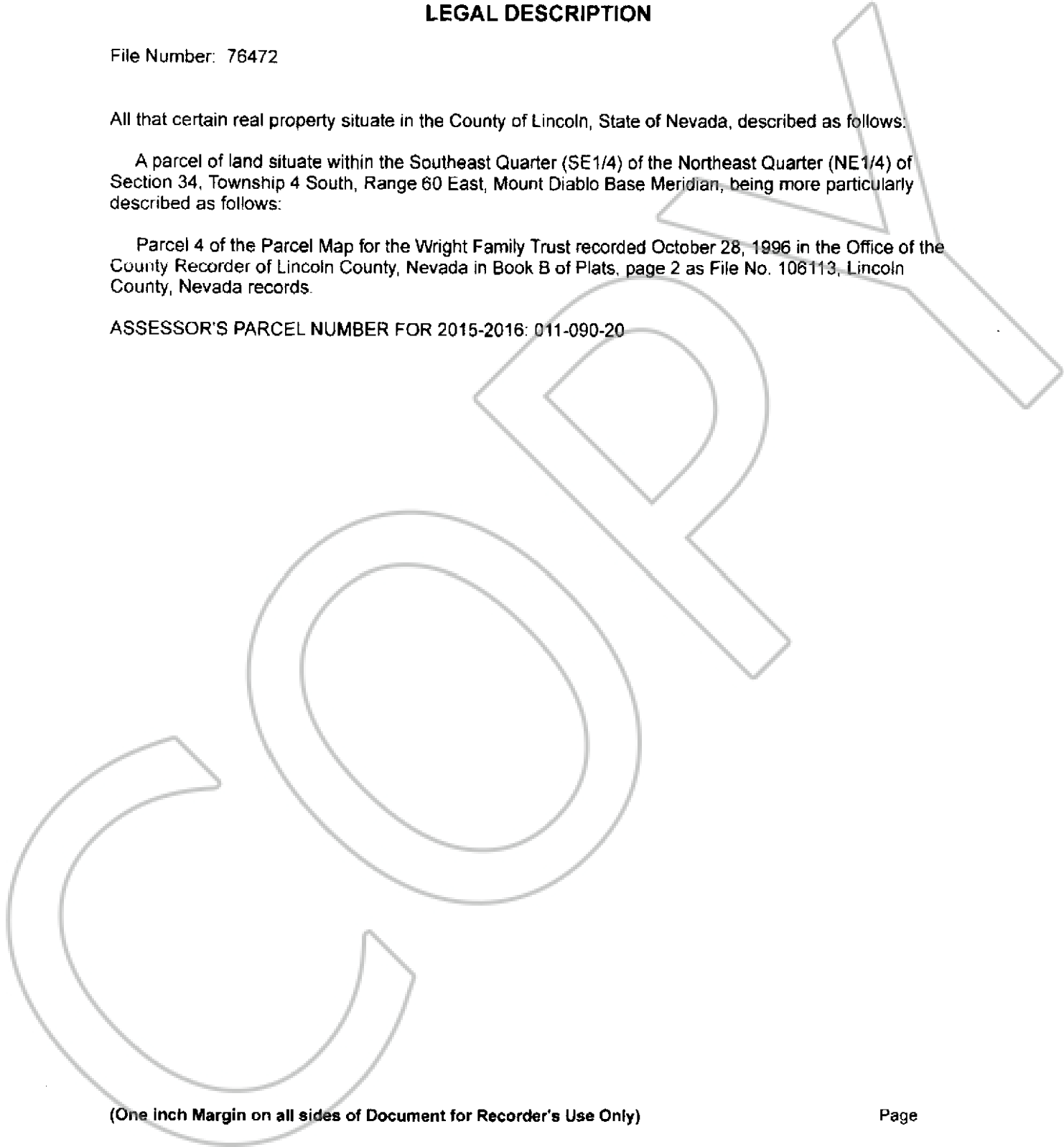
File Number: 76472

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

A parcel of land situate within the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 34, Township 4 South, Range 60 East, Mount Diablo Base Meridian, being more particularly described as follows:

Parcel 4 of the Parcel Map for the Wright Family Trust recorded October 28, 1996 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, page 2 as File No. 106113, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2015-2016: 011-090-20



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STATE OF NEVADA
DECLARATION OF VALUE FORM

- 1 Assessor Parcel Number(s)
 - a) 011-090-20
 - 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
 - i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. Total Value/Sale Price of Property \$425,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$425,000.00
 Real Property Transfer Tax Due: \$1,657.50

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section _____
 - b. Explain Reason for Exemption: _____

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 _____ Capacity Grantor/Seller
 JOHN R. SCOTT

Signature _____ Capacity Grantee/Buyer
 MICHAEL CANNON

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: JOHN R. SCOTT
 Address: 1525 State Route 318
 City: Hiko
 State: NV Zip: 89017

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: THE MICHAEL AND JENNIFER CANNON TRUST, dated October 28, 2004
 Address: 3345 Cannon Ranch Road
 City: Hiko
 State: NV Zip: 89017

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

Print Name: Cow County Title Co. Escrow #: 76472
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043



**STATE OF NEVADA
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Signature _____ Capacity Grantor/Seller
 JOHN R. SCOTT

Signature  _____ Capacity Grantee/Buyer
 MICHAEL CANNON

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(REQUIRED)**

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(REQUIRED)**

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