

APN: 011-060-21 (ptn)

RPTT: \$3.90

RECORDING REQUESTED BY:

Cow County Title Co.

NLS 7094-Lin

MAIL TAX STATEMENTS TO:

Same as below

WHEN RECORDED MAIL TO:

Michael and Jennifer Cannon Trust

J. Gary Freyman Trust

c/o Michael and Jennifer Cannon

HC 61 Box 1

Hiko NV 89017



0152525

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That, **KEITH MURRAY WHIPPLE SR., Trustee of the KEITH MURRAY WHIPPLE SR. FAMILY TRUST dated July 14, 2006**, in consideration of \$10.00, 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**, and **J. GARY FREYMAN, Trustee of the J. GARY FREYMAN TRUST dated November 2, 2005**

all that real property situate 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

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: July 10 2017

KEITH MURRAY WHIPPLE SR. FAMILY TRUST dated July 14, 2006

By: Keith Murray Whipple Sr.
Keith Murray Whipple Sr., Trustee



STATE OF Nevada

COUNTY OF Lincoln

On July 10 2017, personally appeared before me, a Notary Public, Keith Murray Whipple Sr., Trustee of the Keith Murray Whipple Sr. Family Trust dated July 14, 2006, who acknowledged that he executed the above instrument.

Robin E. Simmers
Notary Public



COOPER



**EXHIBIT "A"
LEGAL DESCRIPTION**

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

That portion of the North Half (N1/2) of Section 14, Township 4 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Beginning at the Northeast corner of said Area AA2 from which the North Quarter corner of Section 14, Township 4 South, Range 60 East, M.D.B. & M., bears North 89°58'02" East, 511.73 feet;

- Thence South 00°16'00" West, 271.66 feet;
- Thence South 89°57'26" West, 30.55 feet;
- Thence North 00°15'17" West, 271.66 feet;
- Thence North 89°58'02" East, 32.82 feet.

The basis of bearings is the West line of the Northwest Quarter (NW1/4) of Section 14, Township 4 South, Range 60 East, M.D.B. & M., given North 00°31'53" East in the Parcel Map Plat Book C at page 99.

Said land being delineated as Area AA2 on the Boundary Line Adjustment Record of Survey recorded January 13, 2017 in Book D of Plats, page 221 as File No. 150838, Lincoln County, Nevada records.

The above legal description is a metes and bounds description and was obtained from a Boundary Line Record of Survey Map, recorded January 13, 2017 in Book D of Plats, page 221 as File No. 150838, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 011-060-21 (ptn)
- b) _____
- c) _____
- d) _____

| | |
|--|------------------------------|
| FOR RECORDER'S | |
| Document/Instrume | Page 1 of 1 Fee: \$16.00 |
| Book _____ | Recorded By: AE RPTT: \$3.90 |
| Date of Recording: _____ | Book- 313 Page- 0517 |
| Notes: <u>Assessor verified value on</u> | _____ |

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 Conveys 8580 sq ft/Boundary Adjustment

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (\$1,000.00)
 Transfer Tax Value \$1,000.00
 Real Property Transfer Tax Due: \$3.90

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 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: Keith Murray Whipple SR Capacity: Trustee

Signature: Michael Cannon Capacity: TRUSTEE

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name: Keith Murray Whipple Sr.
Family Trust
 Address: c/o Keith Murray Whipple Sr
3771 Whipple Lane
 City/State/Zip Hiko NV 89017

Print Name: Michael and Jennifer Cannon Trust
J. Gary Freyman Trust
 Address: c/o Michael and Jennifer Cannon
HC 61 Box 1
 City/State/Zip Hiko NV 89017

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

Company Name: Cow County Title Co. Escrow No NLS 7094-Lin
 Address: 761 Raindance Dr, Pahrump NV 89048