

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: AE

Book- 313 Page- 0520

APN: 011-060-17 (ptn)
RPTT: \$0.00

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



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That, 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, 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

This Deed is given to the Grantee herein to complete and confirm the legal description pursuant to 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.

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: 5/27/17



MICHAEL AND JENNIFER CANNON TRUST dated October 28, 2004

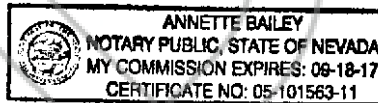
By: [Signature]
Michael Cannon, Trustee

By: [Signature]
Jennifer Cannon, Trustee

J. GARY FREYMAN TRUST dated November 2, 2005

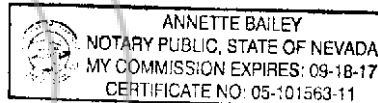
By: [Signature]
J Gary Freyman, Trustee

STATE OF Nevada
COUNTY OF Lincoln



On May 27, 2017, personally appeared before me, a Notary Public, Michael Cannon and Jennifer Cannon, Trustees of the Michael and Jennifer Cannon Trust dated October 28, 2004, who acknowledged that they executed the above instrument.

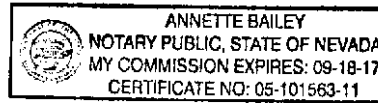
[Signature]
Notary Public



STATE OF Nevada
COUNTY OF Lincoln

On May 27, 2017 personally appeared before me, a Notary Public, J. Gary Freyman, Trustee of the J. Gary Freyman Trust dated November 2, 2005, who acknowledged that he executed the above instrument.

[Signature]
Notary Public





**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 North Quarter corner of Section 14, Township 4 South, Range 60 East, M.D.B. & M.;

- Thence South 00°17'27" West, 271.57 feet;
- Thence South 89°57'26" West, 541.97 feet;
- Thence North 00°15'17" West, 271.66 feet;
- Thence North 89°58'02" East, 544.55 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, Lincoln County, Nevada records.

Said land being delineated as Parcel 4 (Revised) 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.



May 12, 2017

Recording requested By
COW COUNTY TITLE COMPANY

STATE OF NEVADA
DECLARATION OF VALUE

Lincoln County - NV
Leslie Boucher - Recorder

- 1. Assessor Parcel Number(s)
 - a) 011-060-17 (p+n)
 - b) _____
 - c) _____
 - d) _____

FOR RECORDER	
Document/Instrum	Page 1 of 1 Fee: \$16.00
Book	Recorded By: AE RPTT:
Date of Recording:	Book- 313 Page- 0520
Notes:	<u>Assessor verified value.</u>

- 2. Type of Property

a) <input checked="" type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Family Residence
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apartment Bldg.	f) <input type="checkbox"/> Commercial/Industrial
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other _____	

3. Total Value/Sales Price of Property	_____	\$0.00
Deed in Lieu of Foreclosure Only (Value of Property)	(_____)	
Transfer Tax Value	_____	\$0.00
Real Property Transfer Tax Due:	_____	\$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 3
True ownership, completion of Boundary Line Adjustment
- 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: [Signature] Capacity: GRANTOR

Signature: [Signature] Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION

Print Name: Michael and Jennifer Cannon Trust / J. Gary Freyman Trust

Address: c/o Michael & Jennifer Cannon HC 61 Box 1

City/State/Zip: Hiko NV 89017

BUYER (GRANTEE) INFORMATION

Print Name: Michael and Jennifer Cannon Trust

Address: J. Gary Freyman Trust

City/State/Zip: c/o Michael and Jennifer Cannon HC 61 Box 1 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 Raundance Dr, Pahrump NV 89048