DOC # Ø152529

08/21/2017

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Official Record

Recording requested By COW COUNTY TITLE COMPANY

Lincoln County - NV Leslie Boucher - Recorder

Fee: **\$41.00** RPTT: Page 1 of 3 Recorded By: AE

Book- 313 Page- 0529

APN: 011-060-21 (ptn)

011-060-22 (ptx)

RPTT: \$0.00

RECORDING REQUESTED BY:

Cow County Title Co. NLS 7094-Lin

MAIL TAX STATEMENTS TO:

Same as below

WHEN RECORDED MAIL TO:

Hiko Properties, LLC c/o Jennifer Cannon HC 61 Box 1 Hiko NV 89017

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That, HIKO PROPERTIES, LLC, a Nevada Limited Liability Company, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to HIKO PROPERTIES, LLC, a Nevada Limited Liability Company

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:

- Taxes for fiscal year;
- 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.

Datad:

7/3/2017

HIKO PROPERTIES, LLC

Bv:

Robert Cannon, Manager

COUNTY OF Clark

On July 3 2017, personally appeared before me, a Notary Public, Robert Cannon, Manager of Hiko Properties, LLC, who acknowledged that he executed the above instrument.

Face County Public State of Nevada No. 98-3379-1 My Appt. Exp. Aug. 15, 2018

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 Northwest corner of Section 14, Township 4 South, Range 60 East, M.D.B.& M.:

Thence North 89°58'07" East, 770.47 feet;
Thence South 00°24'37" East, 638.19 feet;
Thence North 80°49'51" East, 1355.57 feet;
Thence North 89°57'26" East, 541.97 feet;
Thence South 00°08'57" West, 722.70 feet;
Thence North 89°13'48" East, 102.52 feet;
Thence South 13°41'31" East, 116.91 feet;
Thence South 80°14'01" West, 132.75 feet;
Thence South 80°23'33" West, 1924.35 feet;
Thence North 05°49'55" West, 87.94 feet;
Thence North 21°05'56" East, 349.90 feet;
Thence North 12°05'46" West, 42.11 feet;
Thence North 89°50'58" West, 201.98 feet;
Thence North 34°00'11" West, 497.76 feet;

Thence North 89°59'16" West, 386.54 feet; Thence North 00°26'48" West, 893.87 feet to the point of beginning.

The basis of bearings is the West line of the Northwest Quarter (NW1/4) of Section14, 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 Parcel 1B (2nd Revision) 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 was prepared by the following licensed Surveyor:

Name: Lenard Smith

Address: 590 Main St./PO Box 443, Caliente NV 89008

License No.: PLS 12751

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

May 12,2017

DOC # DV-152529

08/21/2017

03:06 PM

Official Record

Recording requested By COW COUNTY TITLE COMPANY

1. Assessor Parcel Number(s) a) 011-060-21 (ptn) b) 011-060-22 (ptn) b) 011-060-22 (ptn) Book	STATE OF NEVADA DECLARATION OF VALUE	Lincoln County – NV Leslie Boucher – Recorder
a) 011-060-22 (pt) b) 011-060-22 (pt) c) 011-060-22 (pt) b) 011-060-22 (pt) c) 011-060-22	1. Assessor Parcel Number(s)	FOR RECORDER' Page 1 of 1 Fee: \$41.00
Book rage Condo/Twnhse d) Single Family Residence 2-4 Plex Comdo/Twnhse d) Apartment Bldg. f) Commercial/Industrial Apartment Bldg. f) Commercial/Industrial Apartment Bldg. f) Commercial/Industrial Apartment Bldg. f) Commercial/Industrial Book rage Condo/Twnhse d) Apartment Bldg. f) Commercial/Industrial Apartment Bldg. f) Commercial/Industrial Apartment Bldg. f) Commercial/Industrial Apartment Bldg. f) Commercial/Industrial Book rage Condo/Twnhse d) Apartment Bldg. f) Commercial/Industrial Apartment Bldg. f) Commercial/Industrial Apartment Bldg. f) Commercial/Industrial Apartment Bldg. f) Commercial/Industrial So.00 Authorized in Lieu of Foreclosure Only (Value of Property) (a) 011-060-21 (ptn)	Document/Instrum Recorded By: RE RPTT:
d) Notes: 1900 No	b) 011-060-22 (ptn)	
2. Type of Property a) X Vacant Land b) Single Family Residence c) Condo/Twnhse d) 2-4 Plex Commercial/Industrial g) Agricultural h) Mobile Home i) Other 3. Total Value/Sales Price of Property Deed in Lieu of Foreclosure Only (Value of Property) Transfer Tax Value Real Property Transfer Tax Due: 50.00 4. If Exemption Claimed: a. Transfer Tax Exemption, per NRS 375.090, Section: True ownership, completion of Boundary Line Adjustment 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 is correct to the best of their information and belief, and can be supported by documentation or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Parsiuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed. Signature: Signature: Capacity: Signature: Capacity: DUFF Capacity: DUFF Capacity: Print Name: Hiko Properties, LLC c/o Jennifer Cannon Address: HC 61 Box 1 Hiko NV 89017 City/State/Zip Hiko NV 89017	c)	Date of Recording:
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	City/State/Zip Hiko NV 89017	City/State/Zip Hiko NV 89017
COMPANY DEPOS DE DESCRIPTO DE CONTROL DE CON	COMPANY/PERGOVERS	
COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer) Company Name: Cow County Title Co. Escrow No NLS 7094-Lin		
Company Name: Cow County Title Co. Escrow No NLS 7094-Lin Address: 761 Raindance Dr, Pahrump NV 89048		