

Official Record

Recording requested by
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$41.00 Page 1 of 3

RPTT: Recorded By: AE

Book- 313 Page- 0529

APN: 011-060-21 (ptn)
011-060-22 (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:

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



0152529

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:

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: 7/3/2017

HIKO PROPERTIES, LLC

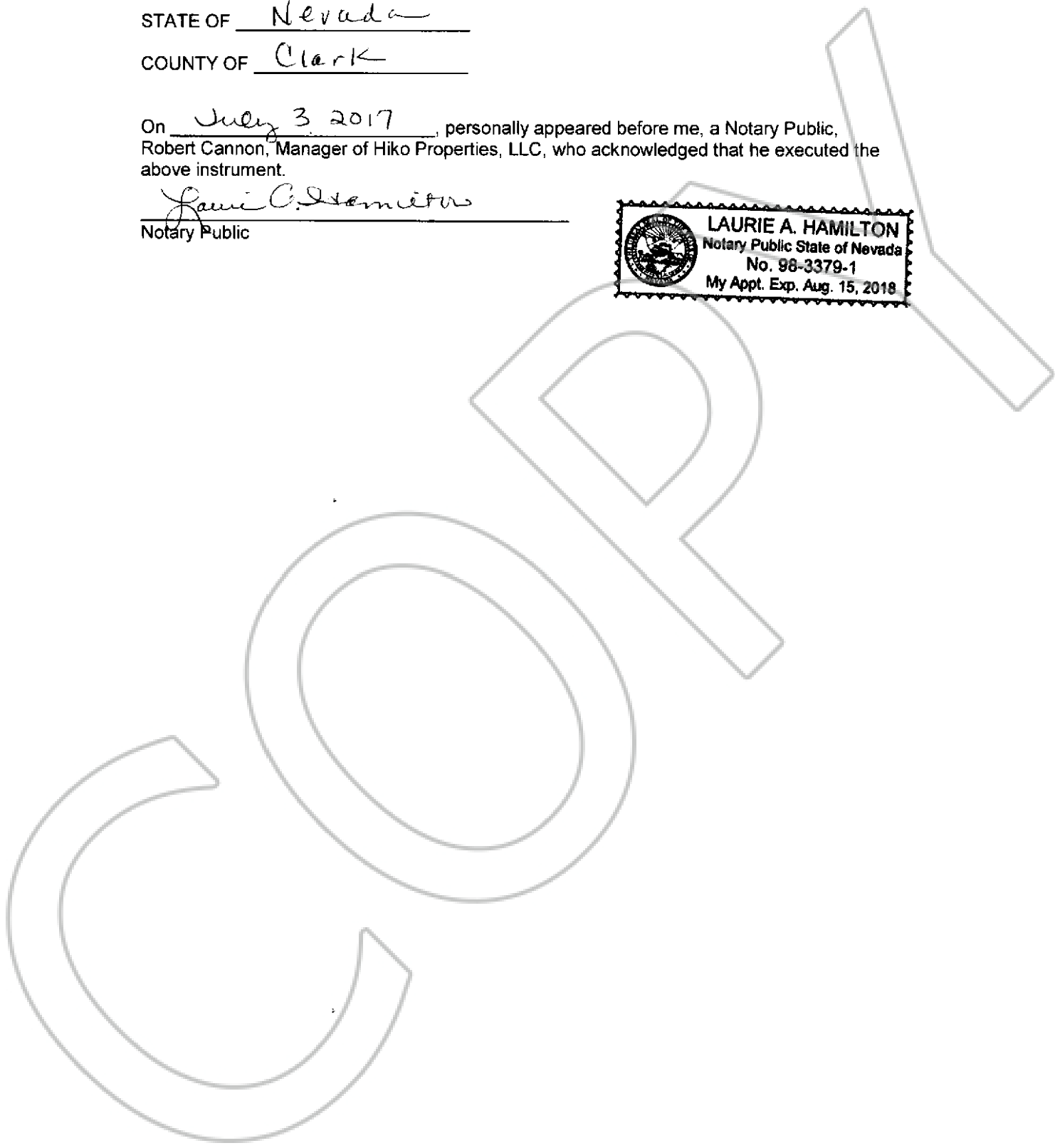
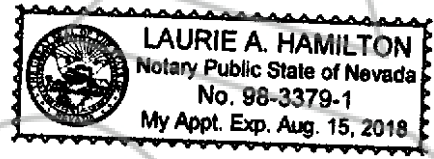
By: Robert Cannon
Robert Cannon, Manager



STATE OF Nevada
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.

Laurie A. Hamilton
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 Northwest corner of Section 14, Township 4 South, Range 60 East, M.D.B. & M.;

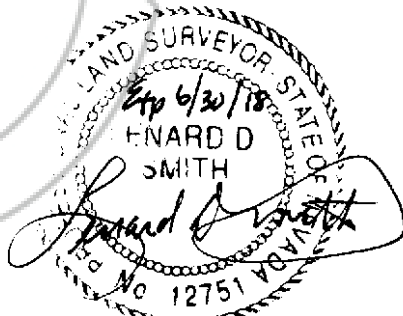
- Thence North 89°58'07" East, 770.47 feet;
- Thence South 00°24'37" East, 638.19 feet;
- Thence North 80°49'51" East, 1355.57 feet;
- Thence North 00°15'17" West, 151.22 feet;
- Thence North 89°57'26" East, 541.97 feet;
- Thence South 00°08'57" West, 722.70 feet;
- Thence North 89°13'48" East, 102.52 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 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 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

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) 011-060-21 (ptn)
- b) 011-060-22 (ptn)
- c) _____
- d) _____

FOR RECORDER

Document/Instrum
Book _____
Date of Recording: _____
Notes: Assessor verified

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ragc

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 _____

Value. a

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (_____) \$0.00
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: Robert Cannon Capacity: buyer

Signature: Robert Cannon Capacity: seller

SELLER (GRANTOR) INFORMATION

Print Name: Hiko Properties, LLC
c/o Jennifer Cannon
Address: HC 61 Box 1
City/State/Zip Hiko NV 89017

BUYER (GRANTEE) INFORMATION

Print Name: Hiko Properties, LLC
c/o Jennifer Cannon
Address: 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