LINCOLN COUNTY, NV

\$37.00

RPTT:\$0.00 Rec:\$37.00

\$37.00 **U5/** 

05/14/2021 02:54 PM

2021-160077

Pgs=2 AE

WALLS LAW FIRM

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

APN: 011-050-11, 011-050-12,

011-060-25, 011-060-26, 011-060-27, 011-060-28

AND 011-060-29

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

WALLS LAW FIRM 8861 W. SAHARA AVE SUITE 220 LAS VEGAS, NV 89117

MAIL TAX STATEMENTS TO:

THE MICHAEL AND JENNIFER CANNON TRUST 2520 SAINT ROSE PARKWAY, SUITE 218 HENDERSON, NV 89074

## GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That HIKO HAY AND CATTLE, LLC, a Nevada Limited Liability Company, does hereby grant, bargain and sell to MICHAEL CANNON AND JENNIFER CANNON, TRUSTEES OF THE MICHAEL AND JENNIFER CANNON TRUST DATED OCTOBER 28, 2004, all that real property situate in the County of Lincoln, State of Nevada, bound and described as follows:

Mount Diablo Meridian, Nevada

T. 3 S., R. 60 E.,

sec 35, lots 1 and 3

T. 4 S., R. 60 E.,

sec. 1, NW 1/4 SW 1/4 SW 1/4;

sec. 2, lots 5 and 8;

sec. 11, S  $1\!\!/_2$  NE 1/4 SE 1/4 NW 1/4, S  $1\!\!/_2$  NW 1/4 SE 1/4 NW 1/4, and S  $1\!\!/_2$  SE

1/4 NW 1/4, and N1/2SW1/4SE1/4

The areas described aggregate 143.72 acres

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. Subject to rights of way, restrictions, easements, covenants, and conditions of record.

Signatures on following page

Witness my hand this 1	day of <u>May</u> , 2021.
	HIKO HAY AND CATTLE, LLC
	By: MICHAEL CANNON, TRUSTEE OF CORE 4 TRUST
	DATED FEBRUARY 29, 2016, ITS MANAGER
	By: Myh Chri
	JENNIFER CAMNON, TRUSTEE OF CORE 4 TRUST DATED FEBRUARY 29, 2016, ITS MANAGER
	By: ERIC CHAN, MANAGER
Notary	Block for Grant, Bargain and Sale Deed
STATE OF NEVADA	) ) ss:
COUNTY OF CLARK	
of Nevada, MICHAEL CANNON above instrument.	2021, personally appeared before me, a Notary Public of the State and JENNIFER CANNON, who acknowledged that they executed the
LAURIE A. HAI Notery Public State No. 98-337 My Appt. Exp. Augus	of Nevada NOTARY PUBLIC 9-1
STATE OF NEVADA	2
COUNTY OF CLARK	) ss:
on Mary 10,	2021, personally appeared before me, a Notary Public of the State
of Nevada, ERIC CHAN, who ac	knowledged that he executed the above instrument.
	MILTON NOTARY PUBLIC
LAURIE A. HA Notary Public Stafa No. 98-337 My Appt. Exp. Augu	of Neveda

## STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s) a) 011-050-11, 011-050-12 b) 011-060-25, 011-060-26 c) 011-060-27, 011-060-28 d) and 011-060-29			
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	FOR RECORDER Book Date of Recordin Notes:	Page:_	SE ONLY
	g) ■ Agricultural h) □ Mobile Home □ Other	7.0000		
3.	Total Value/Sales Price of Property Deed in Lieu of Foreclosure Only (value of property Transfer Tax Value: Real Property Transfer Tax Due	\$ erty) ( \$ \$	N/A N/A N/A	)
4.	If Exemption Claimed:			
	a. Transfer Tax Exemption per NRS 375.090,			
	b. Explain Reason for Exemption: Transfer to	<u>or From a Trust with</u>	<u>iout Consideratio</u>	<u>n</u>
5.	Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, ur		ıry, pursuant to N	RS.375.060
and	NRS 375.110, that the information provided is cor	rect to the best of th	neir information a	nd belief, and
Can	be supported by documentation if called upon to s	substantiate the info	rmation provided	herein.
addi	hermore, the parties agree that disallowance of ar tional tax due, may result in a <del>penalty of</del> 10% of th	iy cialmed exemptio	on, or other deteri	nination of
to N	RS 375 030 the Bayer and Seller shall be jointly a	and severally liable f	or any additional	amount owed
Sign	ature	Capacity		amount owed.
1	ature	/ /: · · <del>-</del>	Grantee	
o.g	Citation Cit	Capacity	Grantee	
	SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (C	GRANTEE) INFO	RMATION
Print Addr	Name: Hiko Hay and Cattle, LLC ress: 6671 S. Las Vegas Blvd., Suite 210	Print Name: The Address:	Michael and Jenni 2520 Saint Rose 218	fer Cannon Trust e Parkway, Suite
City:		City:	Henderson	
	e: NV Zip: 89119	State: NV	Zip: 89074	
CON	MPANY/PERSON REQUESTING RECORDING (r	equired if not selle	er or buver)	
Print	Name: Tina M. Walls, Esq. Jalls Lau, Escrow	#		_
Addr City_		\ <u>\</u> Zip: 8	0117	
No	Otate. I	<u>νν</u> ∠ιρ. ο	<u> </u>	