LINCOLN COUNTY, NV

\$37.00

RPTT:\$0.00 Rec:\$37.00 WALLS LAW FIRM

2021-160079 05/14/2021 02:57 PM

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OFFICIAL RECORD

AMY ELMER, RECORDER

Pgs=4 AK

APN: 011-030-02, 011-050-02,

011-050-10, 011-060-23 AND

011-060-24

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:

See Attached Exhibit A for Legal Description

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.

Witness my hand this 10 day of 10 ac, 2021.

HIKO HAY AND CATTLE, LEC

By:

MICHAEL CANNON, TRUSTEE OF CORE 4 TRUST DATED FEBRUARY 29, 2016, ATS MANAGER

By:

JENNIFER CANDON, 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)		\ \
On May 10 of Nevada, MICHAEL CANNON	2021, personally appand JENNIFER CANNO	peared before me, a Notary Pu N, who acknowledged that the	blic of the State ey executed the
above instrument.			
		James Ham	L
LAURIE A. HAN Notary Public State of	IILTON F	NOTARY PUBL	IC
No. 98-3379 My Appt. Exp. August	H /		
STATE OF NEVADA)) ss:		
COUNTY OF CLARK)	\ \ / /	
on May 10	2021, personally ap	peared before me, a Notary Pu	blic of the State
of Nevada, ERIC CHAN, who a	cknowledged that he ex	xecuted the above instrument	, ,•
		Jame aller	nuter
LAURIEA. HA	MILTON	NOTARY PUBL	IC

Exhibit A

PARCEL 1:

A parcel of land on the East side of the Easterly right of way of Highway State Route 318 within the East Half (E ½) of Sections 13 and 24, Township 3 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Parcel 2 of that certain Parcel Map recorded May 22, 2014 in the Office of the County Recorder of Lincoln County, Nevada in Book D of Plats, page 121A as File No. 145412, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2016-2017; 011-050-10

PARCEL 2:

TOWNSHIP 3 SOUTH, RANGE 61 EAST, M.D.B. & M.

Section 18: Southwest Quarter (SW 1/4)

Section 19: North Half (N ½) of the Northwest Quarter (NW 1/4); Southwest

Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of Southwest Quarter (SW 1/4)

EXCEPTING THEREFROM that portion of land conveyed to the State of Nevada for highway purposes in that certain document recorded June 15, 1975 in Book 14 of Official Records, page 606 as File No. 56884, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2016-2017: 011-030-02

PARCEL 3:

TOWNSHIP 3 SOUTH, RANGE 60 EAST., M.D.B. & M.

Section 24: South Half (½) of the Southeast Ouarter (SE 1/4)

Section 25: Northeast Quarter (NE 1/4); North Half (N ½) of the Southeast

Quarter (SE 1/4) and the Southwest Quarter (SW 1/4) of the

Southeast Quarter (SE 1/4)

Section 36: Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4);

Northwest Quarter (NW 1/4); Northwest Quarter (NW 1/4) of the

Southwest Quarter (SW 1/4) and Lot 1

ASSESSOR'S PARCEL NUMBER FOR 2016-2017: 011-050-02

PARCEL 4:

TOWNSHIP 4 SOUTH, RANGE 60 EAST., M.D.B. & M.

Section 1: Lot 4; the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW

1/4) and the Northwest Quarter (NW 1/4) of the Southwest Quarter

(SW 1/4)

Section 2: Lot 1; the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE

1/4) and the Southeast Quarter (SE 1/4)

Section 11: Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and

Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4)

ASSESSOR'S PARCEL NUMBER FOR 2016-2017: 011-060-23

PARCEL 5:

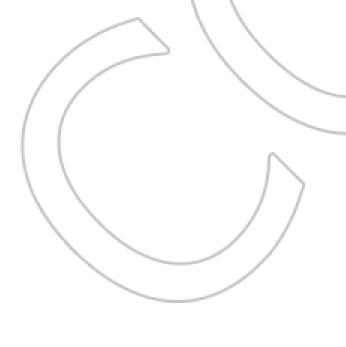
TOWNSHIP 4 SOUTH, RANGE 60 EAST., M.D.B. & M.

Section 11: Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4); the

Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4); the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) and that portion of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) described as the Northerly 19 acres being a parcel

of land with the dimensions of 627 feet by 1320 feet

ASSESSOR'S PARCEL NUMBER FOR 2016-2017: 011-060-24



STATE OF NEVADA DECLARATION OF VALUE

1,	Assessor Parcel Num a) 011-030-02, 01 b) 011-050-10, 01 c) 011-060-24 d)	1-050-02,	- - -	_		
2.	Type of Property:		E05.75			
	a) □Vacant Land	b) Single Fam. Res	s Book	CORDERS OPT	Page:	E ONLY
	·	d) ☐2-4 Plex		Recording:	_ 1 ago	
	e) □Apt. Bldg	f) Comm'l/Ind'l	Notes:	The state of the s		-
	g) ■ Agricultural □Other	h) ⊡Mobile Home		\rightarrow		
3.	Total Value/Sales Price	e of Property		\$	N/A	
	Deed in Lieu of Fored	losure Only (value of p	roperty))
	Transfer Tax Value:	1		\$	N/A	
	Real Property Transfe	er Tax Due	/ /	\$	N/A	
	16 F	•	// /	\ / /		
4.	If Exemption Claime		200 Castian	07		
	and the second s	emption per NRS 375.0 for Exemption: <u>Transfe</u>			naidaration	
	b. Explain Neason	or Exemption. Transle	rto or From a	Trust Without Co	n <u>sideration</u>	
5.	Partial Interest: Perce	ntage being transferred	d: 100	%		
_	/ /	maga manag manatan	1		Marine Control	
	The undersigned decl	ares and acknowledge	s, under penal	lty of perjury, pur	suant to NR	S.375.060
	NRS 375.110, that the					
	be supported by docum					
	thermore, the parties ag					
	itional tax due, may res					
	IRS 375.032, the Buyer	and Seller shall be joir				mount owed.
Sign	nature		c	apacityGr	antor	
Sign	nature 2			apacityG	rantee	
	SELLER (GRANTOR) INFORMATION		BUYER (GRAN	TEE) INFOF	MATION
	(REQUI				QUIRED)	_
		and Cattle, LLC	Print N	Name: The N Trust		lennifer Cannon
Add	ress: 6671 S. L 210	as Vegas Blvd., Suite	e Addre			Parkway, Suite
City			Oit	218		•
Stat	e: NV Zip: 89	119	City: State:	NV Zi	erson p: 89074	
So.	MDANV/DEDSON DES	VIESTING DECORDS	IO (ma madaa at t			
	MPANY/PERSON REC t Name: Ti na M∷Wal	SESON RECORDING	<u>io (reguired i:</u> crow #	r not seller or b	uye <u>r)</u>	
	ress: 8861 West S	Sahara Ave., Suite 220	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			
City			ite: NV	Zip: 89117		