

LINCOLN COUNTY, NV

2021-160080

\$37.00

RPTT:\$0.00 Rec:\$37.00

05/14/2021 02:57 PM

WALLS LAW FIRM

Pgs=4 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

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:
C4 HOLDING, LLC
2520 SAINT ROSE PARKWAY, SUITE 218
HENDERSON, NV 89074

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**, does hereby grant, bargain and sell to **C4 HOLDING, LLC**, a Nevada limited liability company, 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 10th day of May, 2021.

**THE MICHAEL AND JENNIFER CANNON TRUST DATED
OCTOBER 28, 2004**

By:


MICHAEL CANNON, TRUSTEE

By:

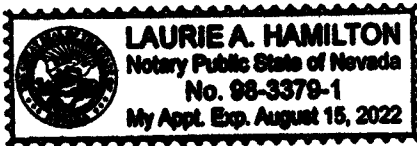

JENNIFER CANNON, TRUSTEE

Notary Certificate on following page

Notary Block for Grant, Bargain and Sale Deed

STATE OF NEVADA)
) ss:
COUNTY OF CLARK)

On May 10 2021, personally appeared before me, a Notary Public of the State of Nevada, **MICHAEL CANNON** and **JENNIFER CANNON**, who acknowledged that they executed the above instrument.



Laurie A. Hamilton
NOTARY PUBLIC

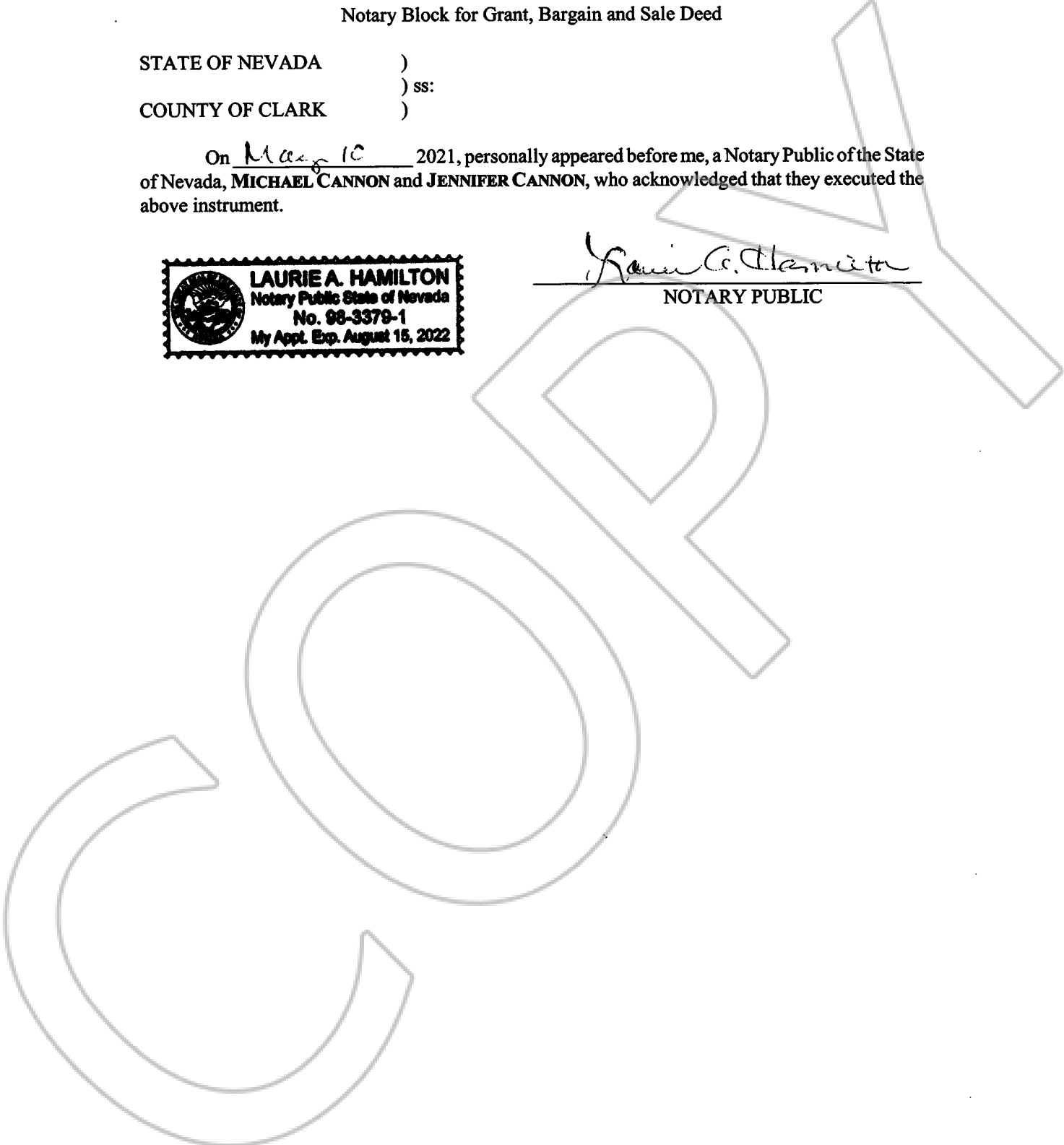


Exhibit A

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 Quarter (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 Number(s)
 a) 011-030-02, 011-050-02,
 b) 011-050-10, 011-060-23 and
 c) 011-060-24
 d) _____

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
 g) Agricultural h) Mobile Home
 Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 09
 b. Explain Reason for Exemption: Transfer to a business entity of which grantor is 100% owner

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 parties agree that 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 _____ Capacity Grantor
 Signature _____ Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: The Michael and Jennifer Cannon Trust
 Address: 2520 Saint Rose Parkway, Suite 218
 City: Henderson
 State: NV Zip: 89074

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: C4 Holding, LLC
 Address: 2520 Saint Rose Parkway, Suite 218
 City: Henderson
 State: NV Zip: 89074

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: ~~The M. Walls Esq. Law Firm~~ Escrow # _____
 Address: 8861 West Sahara Ave., Suite 220
 City: Las Vegas State: NV Zip: 89117

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED