LINCOLN COUNTY, NV

\$37.00

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

05/21/2021 09:35 AM

2021-160111

Pgs=2 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

E09

APN: 011-060-16 AND 011-060-17

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
WALLS LAW FIRM
8861 W SAHARA AVE SUITE 220

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 of the right, title and interest that it owns to that real property situate in the County of Lincoln, State of Nevada, bound and described as follows:

## Parcel 1:

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 11, AND A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 14, ALL IN TOWNSHIP 4 SOUTH, RANGE 60 EAST M.D.B.& M., DESCRIBED AS FOLLOWS:

PARCEL 3 OF THAT CERTAIN PARCEL MAP FOR KEITH AND GWEN WHIPPLE RECORDED SEPTEMBER 12, 1995 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS PAGE 450 AS FILE NO. 103962 LINCOLN COUNTY, NEVADA RECORDS.

## Parcel 2:

That portion of the North Half (N ½) of Section 14, Township 4 South, Range 60 East, M.D.B. & M., more particularly described as follows:

Beginning at the North Quarter corner of Section 14, Township 4 South, Range 60 East, M.D.B.& M.:

Thence South 00° 17' 27" West, 271.57 feet;

Thence South 89°57'26" West, 541.97 feet; Thence North 00°15'17" West, 271.66 feet; Thence North 89°58'02" East, 544.55 feet;

The basis of bearings is the West line of the Northwest Quarter (NW 1/4) 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, Lincoln County, Nevada records.

Said land being delineated as Parcel 4 (Revised) 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 is a metes and bounds description and was obtained from a Boundary Line Record of Survey Map, recorded January 13, 2017 in Book D of Plats, page 221 as File No. 150838, Lincoln County, Nevada records.

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

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 | C | day of | CCC. , 2021.

THE MICHAEL AND JENNIFER CANNON TRUST DATED OCTOBER 28, 2064

By:

MICHAEL CANNON, TRUSTEE

By:

Notary Block for Grant, Bargain and Sale Deed

STATE OF NEVADA )

) ss:

COUNTY OF CLARK

On 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 State of Nevada No. 98-3379-1 My Appt. Exp. August 15, 2022

NOTARY PUBLIC

## STATE OF NEVADA DECLARATION OF VALUE

1.	a) <u>01</u>	or Parcel Numb  1-060-16 _  11-060-17	per(s)	- - -				
2.	Type of Property:			FO	OR RECORDE	RS OPTIONAL US	E ONLY	
		cant Land	b) ☐Single Fam. Re		ook	Page:_	4 1	
			d) □2-4 Plex	I `	ate of Record			
	e) 🗆 Ap	ot. Biag	f) □Comm'l/Ind'l		otes:	g.		
	g) □Ag Ot	ricultural her	h) Mobile Home		otos.	\		
3.	Total Va	lue/Sales Pric	e of Property		\$	N/A	1	
	Deed in Lieu of Foreclosure Only (value of prope				-		1	
		r Tax Value:		1000	\$	N/A	<del></del> /	
		operty Transfe	r Tax Due	. \	\$ 7	N/A		
				1	\ /	/		
4.	lf Exem	ption Claimed	l:	1		/		
		a. Transfer Tax Exemption per NRS 375.090, Section 09						
			or Exemption: <u>Transfe</u>	•		 f which grantor is 1	00% owner	
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5.	Partial I	nterest: Percer	ntage being transferre	di .	100 %			
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			and Seller shall be joi	nuy and		•		
Sign	ature_ <i>[</i>		yacs			Attorney for C		
Sign	ature <u>    (</u>	$\leq_{\mathcal{M}}$	Vacy		Capacity_	Attorney for the state of the s	Grantee	
	SELLE	R (GRANTOR)	INFORMATION	and the same of th	BUYER	(GRANTEE) INFO	RMATION	
	<u></u>	(REQUIR			=-:-:	(REQUIRED)		
Print	Name:		el and Jennifer Canno	n	Print Name:	C4 Holding, LLC		
A _I _I _		Trust	D. I. D. II. O. II. O. I	•	Address:	2520 Saint Rose	Parkway, Suite	
Addre City:	ess:	Henderson	Rose Parkway, Suite 21	3		218		
State	: NV	Zip: 890	74		City:	Henderson		
1		/	/ /		State: NV	Zip: 89074		
COM	/PANY/P	FRSON REO	UESTING RECORDIN	IG (reau	ired if not call	ler or huver)		
Print	Name:	Tina M. Walls	Esa-Wall(/ a. Fs	crow#	med ii HOLSEII	iei oi payei)		
Addr	ess:	8861 West S	<del>عن Esq. الامالة لمن Esq.</del> Ahara Ave., Suite 220	L'VA				
City_	The Real Property lies and the Personal Property lies and the	Las Vegas		ate: <u>NV</u>	Zip:	89117		