

LINCOLN COUNTY, NV

**2022-162104**

\$37.00

RPTT:\$0.00 Rec:\$37.00

**03/25/2022 08:34 AM**

LOBB & PLEWE

Pgs=4 KC

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

**A.P.N. 013-030-18; 003-230-12;  
003-230-08; 003-230-10; 003-230-09**

WHEN RECORDED RETURN TO:

Kristin Gifford, Esq.  
Lobb & Plewe, LLP  
10845 Giffith Peak Drive, Suite 200  
Las Vegas, NV 89135

MAIL TAX STATEMENTS TO:

BRANDON BURKHART, Trustee of  
BRANDON BURKHART SEPARATE PROPERTY TRUST  
3811 Wacker Drive  
Mira Loma, CA 91752

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

---

### **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That CANOP HOLDINGS, INC., a California corporation, in consideration of the sum of \$10.00, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to BRANDON BURKHART, Trustee of the BRANDON BURKHART SEPARATE PROPERTY TRUST dated December 13, 2021, all the real property situate in the County of Lincoln, State of Nevada, more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.  
(cka 5750 Denali Lane, Caliente, Nevada 89008)

Together with the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

[signature page to follow]

## EXHIBIT A

The land referred to herein is described as follows:

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

### PARCEL 1:

Those parcels of land situate in Sections 2 and 11, Township 3 South, Range 67 East, M.D.B. & M., more particularly described as follows:

The North Half (N 1/2) of the Northeast Quarter (NE 1/4) of Section 11;

That portion of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 11, and the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of said Section 2, lying and being East of the right of way of the Union Pacific Railroad Company and the Caliente and Pioche Railroad;

Also that certain parcel of land situate in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 2; and the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 11; all in Township 3 South, Range 67 East, M.D.B. & M., more particularly described as follows:

Commencing at a point 325 feet West of the Northeast corner of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 2;

Thence running South 27°30' West, 1188.2 feet to the true point of beginning;

Thence continuing South 27°30' West, 1070 feet;

Thence North 930 feet;

Thence North 22°26' East, 200 feet;

Thence East 400 feet more or less, to the true point of beginning.

### PARCEL 2:

Situate in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 2, Township 3 South, Range 67 East, M.D.B. & M., more particularly described as follows:

Beginning at the South One Quarter corner of Section 2, Township 3 South, Range 67 East, M.D.B. & M.;

Thence North 0°17'06" West, a distance of 1313.65 feet;

Thence East 382.00 feet;

Thence South 0°22'08" West, a distance of 1313.38 feet;

Thence North 89°42' West, a distance of 367.00 feet to the point of beginning.

**TOGETHER WITH THE REAL PROPERTY LOCATED WITHIN OR BETWEEN PARCELS ONE AND TWO ABOVE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

Commencing at a found 3.25" diameter Bureau of Land Management brass Section Corner Monument stamped "T3S R63E S3 S2 S10 S11 1971" 7 inches above ground in stone mound with t-post;

Said point rests South 00°11'17" West, a distance of 2,645.96 feet from another found 3.25" diameter Bureau of Land Management brass Quarter corner Monument stamped "1/4 S 3 S2 1971" 4 inches above ground in stone mound;

Thence South 65°41'45" East, a distance of 1,487.69 feet, to a point of intersection with the former Westerly Railroad right of way and the Westerly boundary of that land defined as the McInnis Family Trust Record of Survey recorded January 2, 2015 in the Office of the County Recorder of Lincoln County, Nevada in Book D of Plats, page 143 as File No. 146538, Lincoln County, Nevada records, hereinafter referred to as McInnis Trust Boundary, said point is also on the West sixteenth line of Section 11, being **THE TRUE POINT OF BEGINNING**;

Thence North 26°59'41" East, a distance of 1,028.67 feet to a point of intersection with said former Westerly Railroad right of way and McInnis Trust Boundary:

Thence South 67°30'59" East, at right angles to U.S. Highway 93, a distance of 100.31 feet to a point on the centerline of the former Railroad right of way, said point marked with a 1.5" diameter aluminum monument stamped "Artisan PLS 9677 PCOR CL Row", said monument hereinafter referred to as Artisan Monument;

Thence North 26°59'41" East, a distance of 1,232.32 feet to a point marked by an Artisan Monument;

Thence North 89°31'00" East, a distance of 112.72 feet;

Thence South 26°59'41" West, a distance of 2,671.44 feet;

Thence North 01°12'54" West, a distance of 211.55 feet to the former centerline of the Railroad right of way marked by an Artisan Monument;

Thence continuing said course a distance of 211.55 feet to the point of beginning.

The property described above being the real property existing within the boundaries of the Union Pacific Railroad right of way as adjudicated in the District Court, Lincoln County, Nevada, Case No. 53-11-2000LC, Stipulation and Judgment to Quiet Title and of Adverse Possession, recorded July 28, 2003 in Book 175 of Official Records, page 106 as File No. 120590, Lincoln County, Nevada records.

A.P.N. 013-030-18; 003-230-12; 003-230-08; 003-230-10; 003-230-09  
(cka 5750 Denali Lane, Caliente, Nevada 89008)

*Legal description obtained from the Grant, Bargain and Deed Sale (Water Rights and Mineral Rights), Document No. 2020-158096, recorded February 19, 2020, in the Official Records of Lincoln County, Nevada.*

Witness our hands this 26th day of January, 2022.

CANOP HOLDINGS, INC.

  
By: BRANDON BURKHART  
Its: President

**ACKNOWLEDGMENT**

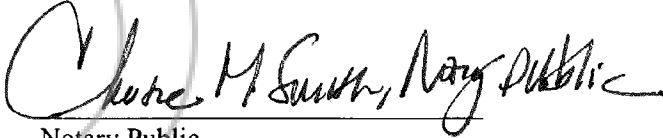
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

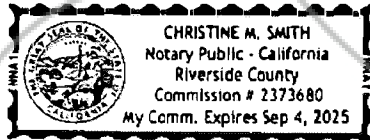
STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF Riverside )

On January 26, 2022, before me, Christine M. Smith, Notary Public, personally appeared Brandon Burkhart, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Notary Public



(SEAL)

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 013-030-18; 003-230-12;  
 b. 013-030-18; 003-230-12; and  
 c. 003-230-09  
 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: Trust on file KC	

- 3.a. Total Value/Sales Price of Property      \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property (0.00))  
 c. Transfer Tax Value:      \$ 0.00  
 d. Real Property Transfer Tax Due      \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: Transfer business entity to Trust.

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 Kristin Haggard Capacity: Representative  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Canop Holdings, Inc.  
 Address: 3811 Wacker Drive  
 City: Mira Loma  
 State: CA      Zip: 91752

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Brandon Burkhart Separate Property Trust  
 Address: 3811 Wacker Drive  
 City: Mia Loma  
 State: CA      Zip: 91752

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Lobb & Plewe, LLP      Escrow # n/a  
 Address: 10845 Griffith Peak Dr, Suite 200  
 City: Las Vegas      State: NV      Zip: 89135