

**Official Record**

Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$3,168.75

Recorded By: AE

Book- 229 Page-

0186



0128449

A.P.N.: 005-241-02 and 005-231-17

File No: NCS-264045-HHLV (ak)

R.P.T.T.: \$3,168.75 C

When Recorded Mail To: Mail Tax Statements To:  
Mount Wilson Ranch II, LLC  
6655 W. Sahara Avenue, #B102  
Las Vegas, Nv 89146

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Mt. Wilson Ranch Limited Liability Company, a Nevada limited liability company

do(es) hereby GRANT, BARGAIN and SELL to

Jeffrey T. MacBurnie, a Married Man

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

See Exhibit "A" attached hereto and made a part hereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 01/16/2007



Mt. Wilson Ranch Limited Liability Company, a Nevada limited liability company

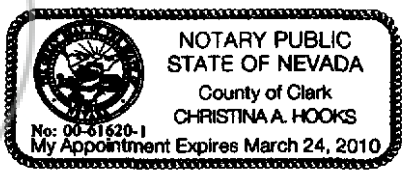
By: Bigelow Family SPC, Inc., a Nevada corporation, Its Manager

Robert T. Bigelow  
By: Robert T. Bigelow  
Its: Operating Manager

STATE OF **NEVADA** )  
 ) : ss.  
COUNTY OF **CLARK** )

This instrument was acknowledged before me on FEBRUARY 26, 2007 by ROBERT T. BIGELOW, Operating Mgr. of Bigelow Family SPC, Inc., a Nevada corporation, Manager of Mt. Wilson Ranch Limited Liability Company, a Nevada limited liability company.

Christina A. Hooks  
Notary Public  
(My commission expires: 03/24/2010)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **January 16, 2007** under Escrow No. **NCS-264045-HHLV**.

**EXHIBIT "A"****PARCEL 1:**

**THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 67 EAST, M.D.B. &M.**

**PARCEL 2:**

**THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 67 EAST, M.D.B. &M.**

**THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 67 EAST, M.D.B. &M.**

Recording requested By  
FIRST AMERICAN TITLE

STATE OF NEVADA  
DECLARATION OF VALUE

Lincoln County - NV

Leslie Boucher - Recorder

1. Assessor Parcel Number(s)

- a) 005-241-02
- b) 005-231-17
- c) \_\_\_\_\_
- d) \_\_\_\_\_

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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
- i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$812,500.00

Deed in Lieu of Foreclosure Only (value of property)

( \$ \_\_\_\_\_ )

Transfer Tax Value:

\$812,500.00

Real Property Transfer Tax Due

\$3,168.75

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: N/A
- b. Explain reason for exemption: N/A

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: *Nancy A. DeGraw* Capacity: *Grantor*  
 Signature: *Jeffrey T. MacBurnie* Capacity: *Grantee*

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Mt. Wilson Ranch Limited Liability

Print Name: Company

Print Name: Jeffrey T. MacBurnie

Address: 4640 S. Eastern Avenue

Address: 6655 W. Sahara Avenue

City: Las Vegas

City: Las Vegas

State: Nv Zip: 89110

State: Nv Zip: 89146

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

First American Title Insurance  
Company National Commercial

Print Name: Services

File Number: NCS-264045-HHLV ak/ak

Address: 3960 Howard Hughes Parkway, S-380

City: Las Vegas

State: NV Zip: 89169

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)