

Official Record

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$42.00

Page 1 of 4

RPTT: \$1,275.30

Recorded By: AE

Book- 232

Page- 0288

A.P.N.: 004-161-15
File No: 152-2312247 (MJ)
R.P.T.T.: ~~\$1,267.50~~ \$1275.30



When Recorded Mail To: Mail Tax Statements To:
Roberta A. Hess
Post Office Box 376
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Cottonwood Heights, LLC, a Domestic Limited-Liability Company

do(es) hereby GRANT, BARGAIN and SELL to

Roberta A. Hess, a single woman

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

LOT 11 IN BLOCK TWO (2) OF ALAMO WEST SUBDIVISION - PHASE II, AS SHOWN BY MAP THEREOF RECORDED OCTOBER 15, 1993 IN PLAT BOOK A, PAGE 392, AS FILE NO. 101044 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

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: 02/21/2007



0129059

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06/11/2007
Page: 2 of 4

Cottonwood Heights, LLC, a Domestic Limited-Liability Company

~~By: Tyler Mason, Managing Member~~

By: Anthony Perkins, Managing Member

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

This instrument was acknowledged before me on _____ by **Anthony Perkins.**

Notary Public
(My commission expires: _____)

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

This instrument was acknowledged before me on June 7, 2007 by **Tyler Mason.**

Trista Fogliani Boyce
Notary Public
(My commission expires: May 2, 2009)



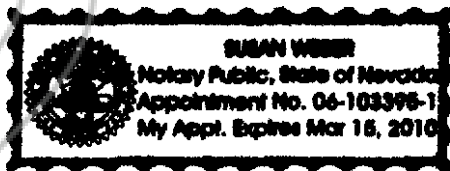


Cottonwood Heights, LLC, a Domestic Limited-Liability Company

By: Tyler Mason, Managing Member

By: Anthony Perkins, Managing Member

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



This instrument was acknowledged before me on June 7, 2007 by **Anthony Perkins.**

Notary Public
(My commission expires: Mar 15, 2010)

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

This instrument was acknowledged before me on _____ by **Tyler Mason.**

Notary Public
(My commission expires: _____)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 21, 2007** under Escrow No. **152-2312247**.

COPY

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Page 1 of 2 Fee \$42.00
Recorded By: AE RPTT: \$1,275.30
Book- 232 Page- 0288

STATE OF NEVADA
DECLARATION OF VALUE

- Assessor Parcel Number(s)
 - 004-161-15
 -
 -
 -

- Type of Property
 - Vacant Land
 - Single Fam. Res.
 - Condo/Twnhse
 - 2-4 Plex
 - Apt. Bldg.
 - Comm'l/Ind'l
 - Agricultural
 - Mobile Home
 - Other

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- Total Value/Sales Price of Property: \$324,573.00 \$326,787.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$324,573.00 \$326,787.00
 Real Property Transfer Tax Due \$1,267.50 \$1,275.30

- If Exemption Claimed:
 - Transfer Tax Exemption, per 375.090, Section: _____
 - Explain reason for exemption: _____

- Partial Interest: Percentage being transferred: _____ %

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: [Signature] Capacity: Seller
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Cottonwood Heights, LLC
Address: 2480 North Decatur Boulevard
City: Las Vegas
State: NV Zip: 89108

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Roberta A. Hess
Address: Post Office Box 376
City: Alamo
State: NV Zip: 89001

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

First American Title Insurance
Print Name: Company File Number: 152-2312247 MJ/LK
Address: 768 Aultman Street
City: Ely State: NV Zip: 89301

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



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
- a) 004-161-15
- b) _____
- c) _____
- 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
- i) Other _____

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

3. Total Value/Sales Price of Property: \$324,573.00/ \$326,787.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: \$324,573.00/ \$326,787.00

Real Property Transfer Tax Due \$1,267.50 \$1,275.30

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: _____ %

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: _____
Signature: Roberta A. Hess

Capacity: _____
Capacity: Buyer

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

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

Print Name: Cottonwood Heights, LLC
Address: 2480 North Decatur Boulevard
City: Las Vegas
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Print Name: Roberta A. Hess
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COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Print Name: Company
Address: 768 Aultman Street
City: Ely

File Number: 152-2312247 MJ/LK
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