

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPT: \$955.50

Recorded By: AE

Book- 232 Page- 0587

A.P.N.: 004-161-05

File No: 152-2310518 (MJ)

R.P.T.T.: \$955.50 C



0129133

When Recorded Mail To: Mail Tax Statements To:
Scott M. Fowles
Post Office Box 724
Pahrump, NV 89048

GRANT, BARGAIN and SALE DEED

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

Cottonwood Heights, LLC, a Limited Liability Company of Nevada

do(es) hereby *GRANT, BARGAIN and SELL* to

Scott M. Fowles, an unmarried man

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

LOTS 5 IN BLOCK 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: 02/06/2007



Cottonwood Heights, LLC, a Limited Liability
Company of Nevada

[Signature]
By: Tyler Mason, Managing Member

[Signature]
By: Anthony Perkins, Managing Member

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

This instrument was acknowledged before me on May 4, 2007 by
Anthony Perkins.

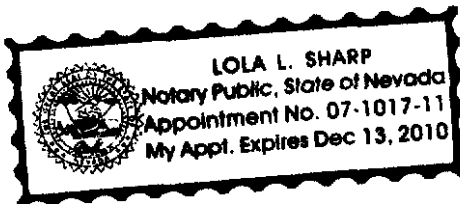
[Signature]
Notary Public
(My commission expires: March 20, 2009)



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

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

[Signature]
Notary Public
(My commission expires: Dec. 13, 2010)





0129133

Book: 232
Page: 589

06/26/2007
Page 3 of 3

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 06, 2007** under Escrow No. **152-2310518**.

COPY

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Page 1 of 2 Fee: \$16.00
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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 004-161-05
- 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'/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:

~~\$244,890.00~~ \$244,890.00

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

Transfer Tax Value: ~~\$244,890.00~~ \$244,890.00

Real Property Transfer Tax Due \$955.50

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: _____ Capacity: _____
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Cottonwood Heights, LLC
 Address: 3275 N. Fort Apache Drive Suite
 City: Las Vegas
 State: NV Zip: 89129

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Scott M. Fowles
 Address: Post Office Box 724
 City: Pahrump
 State: NV Zip: 89048

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

First American Title Insurance
 Print Name: Company File Number: 152-2310518 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) 004-161-05
- 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:

~~\$244,680.00~~ \$244,890.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

~~\$244,680.00~~ \$244,890.00

Real Property Transfer Tax Due

\$955.50

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: _____ %

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Signature: ✓ Scott Fowles

Capacity: buyer

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Cottonwood Heights, LLC

Print Name: Scott M. Fowles

Address: 2480 North Decatur Boulevard

Address: Post Office Box 724

City: Las Vegas

City: Pahrump

State: NV Zip: 89108

State: NV Zip: 89048

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

First American Title Insurance

Print Name: Company

File Number: 152-2310518 MJ/LK

Address: 768 Aultman Street

City: Ely

State: NV Zip: 89301

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