

**Official Record**

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$18.00

Page 1 of 5

RPTT:

Recorded By: LB

Book- 237 Page- 0166



APN #: 005-241-02, 005-231-17

Escrow # NCS-264045-HHLV (ak)

Grant Bargain and Sale Deed

**(Title on Document)**

\*\*\*Rerecord to correct legal

**Recording requested by:**

First American Title Company

**Return to:**

Name First American Title

Address 3960 Howard Hughes Pkwy #380

City/State/Zip Las Vegas, NV 89169

Attn: Amy Klinzing

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.



**DOC # 0128449**

02/28/2007 04:27 PM

**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

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



0128449 Book: 229 02/28/2007  
Page: 187 Page: 2 of 3



0130345 Book: 237 11/13/2007  
Page: 168 Page: 3 of 5

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

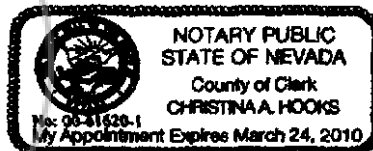
By: Bigelow Family SPC, Inc., a Nevada corporation, Its Manager

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-NHLV.

**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.

I hereby certify that the foregoing is a full and correct copy of the original document as of 10:29 am at 11:05 am

Date 11/13/07 Time 11:05 am  
Now of record in this office, in book 229  
of pages 168 of Lincoln County Nevada  
Date 2/28/07

Recorder Leslie Blucher  
Deputy





### Exhibit "A"

#### Legal Description

Real property in the City of Pioche, County of Lincoln, State of Nevada, described as follows:

**PARCEL 1:**

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND 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.

APN: 005-241-02 and 005-231-17 and 05-231-17 and 05-241-02

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$18.00

Recorded By: LB RPTT:

Book- 237 Page- 0166

1. Assessor Parcel Number(s)

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

2. Type of Property

- a) [ ] Vacant Land b) [ ] Single Fam. Res.
c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
e) [ ] Apt. Bldg. f) [X] 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:

\$0.00
Deed in Lieu of Foreclosure Only (value of property) (\$ )
Transfer Tax Value: \$0.00
Real Property Transfer Tax Due \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: 03
b. Explain reason for exemption: Rerecord to Correct Legal

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: [Handwritten Signature] FBO
Signature: [Handwritten Signature] FBO

Capacity: Seller
Capacity: Buyer

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Mt. Wilson Ranch Limited Liability
Address: 4640 S. Eastern Avenue
City: Las Vegas
State: NV Zip: 89110

Print Name: Jeffrey T. MacBurnie
Address: 6655 W. Sahara Avenue
City: Las Vegas
State: NV Zip: 89146

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

First American Title Insurance
Company National Commercial

Print Name: Services
Address 3960 Howard Hughes Parkway, S-380
City: Las Vegas

File Number: NCS-264045-HHLV ak/np
State: NV Zip: 89169

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