

DOC # 0130986

02/08/2008

02:15 PM

**Official Record**

Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$15.00

RPTT: \$475.80

Book- 239 Page-

Page 1 of 2

Recorded By: LB

0242



A.P.N.: 004-132-13

File No: 152-2331483 (MJ)

R.P.T.T.: \$475.80

When Recorded Mail To: Mail Tax Statements To:  
Cottonwood Heights, LLC  
3275 N. Fort Apache Drive #150  
Las Vegas, NV 89129

**GRANT, BARGAIN and SALE DEED**

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

Bradley R. Loveday and Shana M. Loveday, husband and wife as joint tenants

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

Cottonwood Heights, LLC. a Limited Liability Company of Nevada

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

**LOT TWENTY-FOUR (24) OF ALAMO SOUTH SUBDIVISION, TRACT NO. 1, UNIT NO. 1,  
AS SHOWN ON THAT CERTAIN FINAL PLAT FILED FOR RECORD IN THE OFFICE OF  
THE LINCOLN COUNTY RECORDER OF JANUARY 13, 1977 IN BOOK A-1 OF PLATS,  
PAGE 124, FILE NO. 59020.**

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: 07/23/2007



Bradley R. Loveday  
Bradley R. Loveday

Shana M. Loveday  
Shana M. Loveday

STATE OF NEVADA )  
COUNTY OF LINCOLN : ss.  
~~WHITE PINE~~ )

This instrument was acknowledged before me on August 31, 2007 by Bradley R. Loveday and Shana M. Loveday.

Betty Jo Jarvis  
Notary Public

(My commission expires: March 20, 2009)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated July 23, 2007 under Escrow No. 152-2331483.

Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$15.00  
Recorded By: LB RPTT: \$475.80  
Book- 239 Page- 0242

STATE OF NEVADA  
DECLARATION OF VALUE

- Assessor Parcel Number(s)
  - 004-132-13
  - 
  - 
  -

- Type of Property
 

a) <input type="checkbox"/> Vacant Land	b) <input checked="" type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other	

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

- Total Value/Sales Price of Property: \$122,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$122,000.00  
 Real Property Transfer Tax Due \$475.80

- 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: Bradley R. Loveday Capacity: seller  
 Signature: Shana M. Loveday Capacity: seller

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

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

Print Name: Bradley R. Loveday and Shana M. Loveday  
 Address: Post Office Box 296  
 City: Alamo  
 State: NV Zip: 89001

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

**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: 152-2331483 MJ/LK  
 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) 004-132-13
- 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'Wind'l
- g)  Agricultural        h)  Mobile Home
- i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
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3. Total Value/Sales Price of Property: \$122,000.00
- Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)
- Transfer Tax Value: \$122,000.00
- Real Property Transfer Tax Due \$475.80

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: Buyer

Signature: \_\_\_\_\_ Capacity: Buyer

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

Bradley R. Loveday and Shana

Print Name: M. Loveday

Address: Post Office Box 296

City: Alamo

State: NV Zip: 89001

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

Print Name: Cottonwood Heights, LLC

Address: 3275 N. Fort Apache Drive

City: Las Vegas

State: NV Zip: 89129

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

First American Title Insurance

Print Name: Company File Number: 152-2331483 MJ/DSP

Address: 768 Aultman Street

City: Ely State: NV Zip: 89301

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