

**Official Record**Recording requested By  
FIRST AMERICAN TITLELincoln County - NV  
Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT: \$780.00

Recorded By: LB

Book- 239 Page- 0250

A.P.N.: 004-164-02  
File No: 152-2335112 (MJ)  
R.P.T.T.: ~~\$778.00~~ \$780.00



When Recorded Mail To: Mail Tax Statements To:  
Bradley R. Loveday and Shana Loveday  
Post Office Box 296  
Alamo, NV 89001

**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

Bradley R. Loveday and Shana Loveday, husband and wife as community property with  
right of survivorship

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

**LOT NINE (9) IN BLOCK THREE (3) 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: 08/28/2007



0130989

Book 239  
Page: 251

02/08/2008  
Page 2 of 4

Cottonwood Heights, LLC, a Limited Liability  
Company of Nevada

[Signature]  
By: Tyler Mason, Managing Member

\_\_\_\_\_  
By: Anthony Perkins, Managing Member

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

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

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_ )

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

This instrument was acknowledged before me on \_\_\_\_\_ by

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





0130989

Book: 239 02/08/2008  
Page: 252 Page: 3 of 4

Cottonwood Heights, LLC, a Limited Liability  
Company of Nevada

By: Tyler Mason, Managing Member

[Signature]

By: Anthony Perkins, Managing Member

STATE OF NEVADA             )  
   : ss.  
COUNTY OF CLARK         )

This instrument was acknowledged before me on JANUARY 31, 2008 by Anthony Perkins.

[Signature]  
Notary Public  
(My commission expires: Mar. 15, 2010)



STATE OF NEVADA             )  
   : ss.  
COUNTY OF CLARK         )

This instrument was acknowledged before me on \_\_\_\_\_ by  
Tyler Mason.

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)



0130989

Book 239  
Page: 253

02/08/2008  
Page 4 of 4

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 28, 2007** under Escrow No. **152-2335112**.

COPY

Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 3 Fee: \$17.00  
Recorded By: LB RPTT: \$780.00  
Book- 239 Page- 0250

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 004-164-02
- 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:

\$199,573.00

Deed in Lieu of Foreclosure Only (value of property)

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

Transfer Tax Value:

\$199,573.00

Real Property Transfer Tax Due

~~\$778.00~~ \$780.00

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: Seller

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Cottonwood Heights, LLC

Print Name: Bradley R. Loveday and Shana Loveday

Address: 3275 N. Fort Apache Drive Suite

Address: Post Office Box 296

City: Las Vegas

City: Alamo

State: NV Zip: 89129

State: NV Zip: 89001

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

First American Title Insurance

Print Name: Company

File Number: 152-2335112 MJ/DSP

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) 004-164-02
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property

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- 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: \$199,573.00  
 Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)  
 Transfer Tax Value: \$199,573.00  
 Real Property Transfer Tax Due ~~\$778.00~~ \$780.00

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: \_\_\_\_\_

Capacity: Managing Member  
Capacity: \_\_\_\_\_

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

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

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

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

**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: 152-2335112 MJ/DSP  
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)

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- 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:

~~\$196,447.00~~    \$199,573.00

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

Transfer Tax Value:    ~~\$196,447.00~~    \$199,573.00

Real Property Transfer Tax Due    ~~\$766.35~~    ~~\$778.00~~    \$780.00

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: Bradley R. Loveday

Capacity: Buyer

Signature: Shana Loveday

Capacity: Buyer

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

**(REQUIRED)**

Print Name: Cottonwood Heights, LLC

Print Name: Bradley R. Loveday and Shana Loveday

Address: 3275 N. Fort Apache Drive Suite

Address: Post Office Box 296

City: Las Vegas

City: Alamo

State: NV      Zip: 89129

State: NV      Zip: 89001

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

First American Title Insurance

Print Name: Company

File Number: 152-2335112 MJ/LK

Address: 768 Aultman Street

City: Ely

State: NV      Zip: 89301

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