

**Official Record**Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT: \$9,523.80

Recorded By: AE

Book- 252 Page- 0667

A.P.N.: 011-210-05 & 011-220-09  
 File No: NCS-405138-HHLV (sgs)  
 R.P.T.T.: \$9,523.80 C



0134991

When Recorded Mail To: Mail Tax Statements To:  
 A Cowboy's Green LLC  
 5010 S. Valley View Blvd.  
 Las Vegas, NV 89118

***GRANT, BARGAIN and SALE DEED***

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

Brian Higbee and Jeanne Higbee, married

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

A Cowboy's Green LLC, a Nevada limited liability company

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

**THAT PORTION OF THE SE1/4 SW1/4 AND THE SW1/4 SE1/4 OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61, EAST, M.D.B. & M., IN THE COUNTY OF LINCOLN, STATE OF NEVADA, DESCRIBED AS FOLLOWS:**

**COMMENCING AT A POINT 465 FEET WEST OF THE NORTHEAST CORNER OF THE SE1/4 SW1/4 OF SAID SECTION 32, SAID POINT BEING THE CENTER ON THE CENTERLINE OF THE DRAINAGE CANAL AS NOW LOCATED ACROSS SAID PROPERTY; THENCE EAST TO THE NORTHEAST CORNER OF THE SW1/4 SE1/4 OF SAID SECTION 32; THENCE SOUTH TO THE SOUTHEAST CORNER OF THE SW1/4 SE1/4 OF SAID SECTION 32; THENCE WEST TO A POINT 85 FEET EAST OF THE SOUTHWEST CORNER OF THE SW 1/4 SE 1/4 OF SAID SECTION 32; SAID POINT BEING IN THE CENTERLINE OF THE DRAINAGE CANAL AS NOW LOCATED ACROSS SAID PROPERTY; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID DRAINAGE CANAL TO THE PLACE OF BEGINNING.**

**EXCEPT STATE HIGHWAY AS CONVEYED BY DEED RECORDED JUNE 25, 1935 IN BOOK D-1 REAL ESTATE DEEDS, PAGE 487, AND DEED RECORDED JULY 24, 1969 IN BOOK N-1 REAL ESTATE DEEDS, PAGE 421.**

**NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 12, 1989 IN BOOK 85, PAGE 369 AS INSTRUMENT NO. 91442.**

**TOGETHER WITH ALL WATER RIGHTS, SURFACE OR GROUND, PERMITTED, CERTIFICATED, ADJUDICATED, OR VESTED, AS WELL AS ALL SEEPS, SPRINGS, AND OTHER RIGHTS TO WATER, OF ANY NATURE WHATSOEVER, APPURTENANT TO OR**



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12/16/2009  
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**HISTORICALLY USED ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO PERMIT  
28296 (CERTIFICATE 9712) AND PROOF V01363.**

*Subject to*

COPY



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: 11/24/2009

COPY



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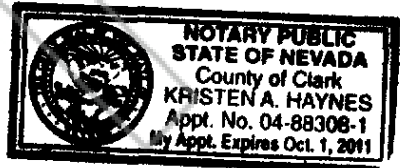
Brian Higbee  
Brian Higbee

Jeanne Higbee  
Jeanne Higbee

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

This instrument was acknowledged before me on December 11, 2009 by Brian Higbee and Jeanne Higbee, married.

Kristen A. Haynes  
Notary Public  
(My commission expires: Oct. 1, 2011)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 24, 2009** under Escrow No. **NCS-405138-HHLV.**

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$17.00  
Recorded By: AE RPTT: \$9,523.80  
Book- 252 Page- 0667

1. Assessor Parcel Number(s)

- a) 011-210-05
- b) 011-220-09
- 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 \_\_\_\_\_

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

- 3. a) Total Value/Sales Price of Property: \$2,442,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$2,442,000.00
- d) Real Property Transfer Tax Due \$9,523.80

4. **If Exemption Claimed:**

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

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: [Signature] Capacity: Seller  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Brian Higbee & Jeanne Higbee  
Address: P.O. Box 577  
City: Alamo  
State: NV Zip: 89001

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

Print Name: A Cowboy's Green LLC  
Address: 5010 S. Valley View Blvd.  
City: Las Vegas  
State: NV Zip: 89118

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

First American Title Insurance  
Company National Commercial  
Print Name: Services  
Address 2490 Paseo Verde Parkway, #100  
City: Henderson

File Number: NCS-405138-HHLV sgs/kh  
State: NV Zip: 89074



**STATE OF NEVADA  
DECLARATION OF VALUE**

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Signature: Brian G. Higbee Capacity: Pres.  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Brian G. Higbee & Jeanne Higbee  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Print Name: A Cowboy's Green LLC  
 Address: 5010 S. Valley View Blvd.  
 City: Las Vegas  
 State: NV Zip: 89118

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

First American Title Insurance  
 Company National Commercial  
 Print Name: Services File Number: NCS-405138-HHLV sgs/kh  
 Address: 2490 Paseo Verde Parkway, #100  
 City: Henderson State: NV Zip: 89074

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