

Official Record

Recording requested By  
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2  
RPTT: \$663.00 Recorded By: AE  
Book- 253 Page- 0441

A.P.N. # 04-164-05  
R.P.T.T. \$663.00  
Escrow No. 38810  
Recording Requested By:  
Cow County Title Co.  
Mail Tax Statements To:  
Same as below  
When Recorded Mail To:  
James David BIANES  
HC 61 Box 68  
Alamo, NV 89001



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That COTTONWOOD HEIGHTS, LLC, a Nevada Limited Liability Company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to JAMES DAVID BIANES, a married man as his sole and separate property and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. Deed of Trust recording concurrently herewith.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: January 12, 2010

COTTONWOOD HEIGHTS, LLC

BY:   
TYLER MASON  
Managing Member



State of Nevada

County of Clark

} ss.

This instrument was acknowledged before me on January 14, 2010  
By: TYLER MASON

Signature:   
Notary Public



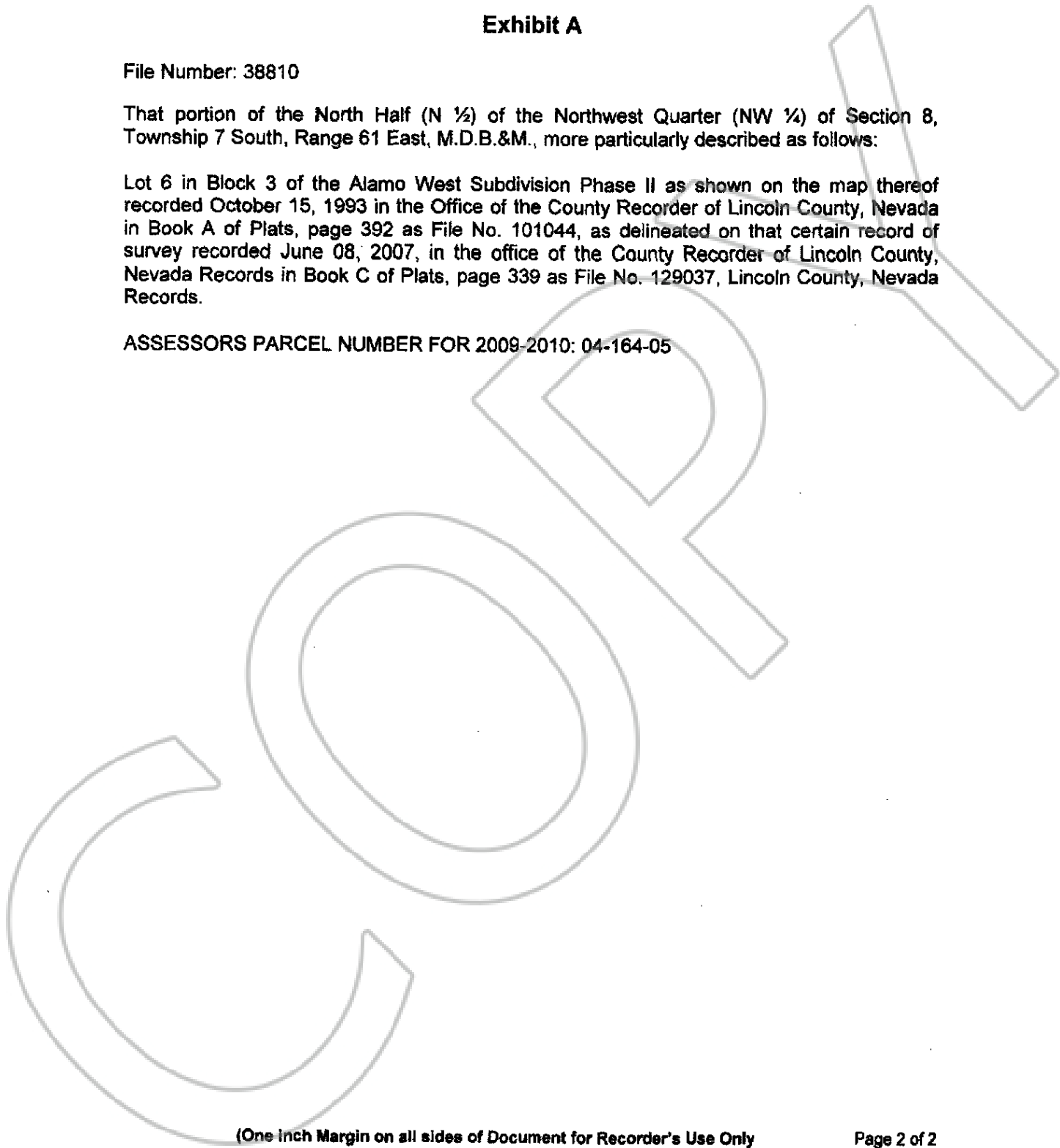
**Exhibit A**

**File Number: 38810**

That portion of the North Half (N ½) of the Northwest Quarter (NW ¼) of Section 8, Township 7 South, Range 61 East, M.D.B.&M., more particularly described as follows:

Lot 6 in Block 3 of the Alamo West Subdivision Phase II as shown on the map thereof recorded October 15, 1993 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 392 as File No. 101044, as delineated on that certain record of survey recorded June 08, 2007, in the office of the County Recorder of Lincoln County, Nevada Records in Book C of Plats, page 339 as File No. 129037, Lincoln County, Nevada Records.

**ASSESSORS PARCEL NUMBER FOR 2009-2010: 04-164-05**



Recording requested By  
COW COUNTY TITLE COMPANY

Lincoln County - NV  
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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 04-164-05
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

FOR RECORDER'S OP

Document/Instrument

Book \_\_\_\_\_

Page 1 of 2 Fee: \$15.00  
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Book- 253 Page- 0441

Page \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

2. Type of Property

- a)  Vacant Land
- b)  Single Family Residence
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Commercial/Industrial
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

3. Total Value/Sales Price of Property

\$170,000.00

Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )

Transfer Tax Value

\$170,000.00

Real Property Transfer Tax Due:

\$663.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 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 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.

X Signature: \_\_\_\_\_ Capacity: Grantor

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

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

Print Name: COTTONWOOD HEIGHTS, LLC  
Address: 3275 N. Fort Apache, #150  
City/State/Zip Las Vegas, NV 89129

Print Name: JAMES DAVID BIANES  
Address: HC 61 Box 68  
City/State/Zip Alamo, NV 89001

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**

Company Name: Cow County Title Co. Escrow No 38810  
Address: 761 S. Raindance Drive  
Pahrump, Nevada 89048



**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a) 04-164-05
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book	_____ Page _____
Date of Recording:	_____
Notes:	_____

**2. Type of Property**

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X Signature: [Signature] Capacity: Grantee

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

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