0135135

03:57 PM

Official

Recording requested By COW COUNTY TITLE COMPANY

Lincoln County - NV - Recorder Leslie Boucher

Fee: \$15.00 RPTT: \$663.00

Page 1 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:

Taxes for fiscal year;

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

TYLER MASON Managing Member

State of Nevada

County of Clark

This instrument was acknowledged before me on January 14: 2010

SS.

By: TYLER MASON

Signature:

(One inch Margin on all sides of Document for Recorder's Use Only

Page 1 of 2

BETTY JO JARVIS otary Public State of Nevada

No 01-67742-11

My oppi. exp. Mar. 20, 2013

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



Page 2 of 2

DOC # DV-135135

01/15/2010 03:57 PM

Official Record

Recording requested By COW COUNTY TITLE COMPANY

STATE OF NEVADA

Lincoln County - NV Leslie Boucher - Recorder

DECLARATIO	N OF VALUE					
1. Assessor P	arcel Number(s)		FOR RECORDE	R'S OP	Page 1 of 2 Recorded By: AE	Fee: \$15.00 RPTT: \$663.00
a) <u>04-16</u>	4-05		Document/Instr	rument	Book - 253 Pa	
b)			Book		_ Page	<u> </u>
c)			Date of Record	ling:		7 /
d)			Notes:			_\ J \
2. Type of Pro	perty					_
a) Va	acant Land	b) X	Single Family Resider	ice	Stranger and the strang	
c) C	ondo/Twnhse	d) 🗍	2-4 Plex			
e) A	partment Bldg.		Commercial/Industrial			
g) A	gricultural I	h)	Mobile Home			
i) 0	ther	السباسا		1	\	
3. Total Value	/Sales Price of Pro	perty			\$170,000.00	
Deed in L	ieu of Foreclosure (Only (Vali	ue of Property) (_)
	Tax Value		\ \ \ <u>-</u>	/	\$170,000.00	
•	perty Transfer Tax E)ue:			\$663.00	
4. If Exempti				· /		
		-	S 375.090, Section: _	{_	···	
•	lain Reason for Exe	The second second				
5. Partial Inte	rest: Percentage be	eing trans	sferred: 100 %	<u> </u>	<u> </u>	
NRS 375.110 the supported Furthermore, the may result in a	nat the information play documentation in disallowance of a penalty of 10% of the IRS 375.030, the IRS 375.030,	provided in if called any claim of tax due	es, under penalty of post of correct to the best of upon to substantiated exemption or other plus interest at 1% point Seller shall be justiced.	f their infor te the info r determina er month.	mation and belic ormation provid ation of addition	ef, and can ed herein. al tax due,
actitional and	July Owed.		1 1			
Signat ure:			/ /	Capacity:	Grant)Y^
		<u></u>			<u> </u>	
Signature:				Capacity:		
0511 70 /0						
SELLER (G	RANTOR) INFOR		BUYER (GF		INFORMATIO	N
Print Name:	COTTONWOOD HEIGHTS, LLC		Drint Name of	JAMES D	AVID BIANES	
Address:	3275 N. Fort Apar	chie #15	Print Name: 0 Address:	HC 61 Bo	v 60	
=	Las Vegas, NV 89		City/State/Zip	Alamo, N		
			<u> </u>			
COMPANY	PERSON REQUE	STING F	RECORDING (requi			<u>uyer)</u>
Company Na				scrow No	38810	
Address:	761 S. Rai					
AUGICSS.	Pahrump,	MENACIA (00040			



STATE OF NE DECLARATION			\wedge			
	arcel Number(s)	FOR RECORDER'S OPTIONAL L	FOR RECORDER'S OPTIONAL USE ONLY			
a) 04-164	* '	Document/instrument No.				
h\		-	ige \			
		Date of Recording:				
d)		Notes:	7 \			
2. Type of Pro	perty					
a) Va	cant Land b) X	Single Family Residence				
c) Co	ndo/Twnhse d)	2-4 Plex	\			
e) Ap	artment Bldg. f)	Commercial/Industrial				
g) Ag	ricultural h)	Mobile Home				
i) Ott	ner					
3. Total Value	Sales Price of Property	\$170	,000.00			
Deed in Li	eu of Foreclosure Only (Va	lue of Property) ()			
Transfer T	ax Value	\$170	,000.00			
Real Prop	erty Transfer Tax Due:	\ \ <u></u>	\$663.00			
4. If Exemption		\ \ / /				
	sfer Tax Exemption, per NI	RS 375.090, Section:	- <u></u>			
·	ain Reason for Exemption:					
5. Partial Inter	est: Percentage being tran	sferred: 100 %				
NRS 375.110 the be supported be Furthermore, the may result in a p	at the information provided y documentation if calle disallowance of any clain enalty of 10% of the tax du	ges, under penalty of perjury, pursuant is correct to the best of their information upon to substantiate the information ed exemption or other determination e plus interest at 1% per month.	n and belief, and can on provided herein. of additional tax due,			
Pursuant to Ni	RS 375.030, the Buyer a	nd Seller shall be jointly and seve	rally liable for any			
additional amo	unt owed.))				
Signature:	Land S	Capacity: C	antee			
- 0			-			
Signature:		Capacity:				
SELLED /CE	ANTODI INCODMATIO	N DIVER (OR INTERNALE	PHATION			
SELLER IGN	COTTONINGOD					
Print Name:	COTTONWOOD HEIGHTS, LLC	JAMES DAVID Print Name:	BIANES			
Address:	3275 N. Fort Apachie, #1					
City/State/Zip	Las Vegas, NV 89129	City/State/Zip Alamo, NV 890	01			
COMPANYO	EDRON DEGUERTING	DECORDING (security of the sec	ollon on Division			
Company Nan	ne: Cow County Title	RECORDING (required if not the S co. Escrow No 388				
Company Hall	761 S. Raindance		10			
Address:	Pahrump, Nevada		•			