

Official Record

Recording requested By  
COW COUNTY TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$40.00 Page 1 of 2  
RPTT: Recorded By: AE  
Book- 253 Page- 0443



A.P.N. 04-164-05  
R.P.T.T. \$0.00  
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 **CARRIE BIANES, spouse of herein grantee** 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.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

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

CARRIE BIANES

State of Nevada }  
County of Clark } ss.

This instrument was acknowledged before me on January 12, 2010  
By CARRIE BIANES

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

STATE OF NEVADA  
DECLARATION OF VALUE

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- 1. Assessor Parcel Number(s)
  - a) 04-164-05
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

**FOR RECORD**  
 Document/Instrur  
 Book  
 Date of Recordin  
 Notes:

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- 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 \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (Value of Property) \_\_\_\_\_  
 Transfer Tax Value \$0.00  
 Real Property Transfer Tax Due: \$0.00

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption, per NRS 375.090, Section: 5
  - b. Explain Reason for Exemption: Spouse to Spouse without consideration
- 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: *Carrie Bianes* Capacity: Grantor

X Signature: *James David Bianes* Capacity: Grantee

SELLER (GRANTOR) INFORMATION		BUYER (GRANTEE) INFORMATION	
Print Name:	<u>CARRIE BIANES</u>	Print Name	<u>JAMES DAVID BIANES</u>
Address:	<u>HC 61 Box 68</u>	Address:	<u>HC 61 Box 68</u>
City/ST/Zip	<u>Alamo, NV 89001</u>	City/ST/Zip	<u>Alamo, NV 89001</u>

**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