

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT:

Recorded By: AE

Book- 254 Page- 0623

38864LIN

APN#: 004-121-05

Recording Requested By:
Western Title Company, Inc.

When Recorded Mail To:
Derek Bowman
P.O. Box 565
Alamo, NV
89001

Mail Tax Statements to: (deeds only)
Same as Above



(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature

Erica Jardine

Escrow officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)



GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That Bianca Bowman, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Derek Bowman, a married man as his sole and separate property all that real property situated in the City of Alamo, County of Lincoln, State of Nevada described as follows:

See attached Exhibit A

TOGETHER with all and singular the tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: 02/17/2010



Grant, Bargain and Sale Deed - Page 2

Bianca Bowman
Bianca Bowman

STATE OF NEVADA

COUNTY OF Washoe

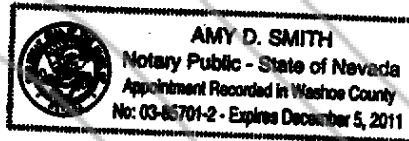
} ss

This instrument was acknowledged before me on

February 18, 2010

by Bianca Bowman

Amy D. Smith
Notary Public





0135628

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02/26/2010
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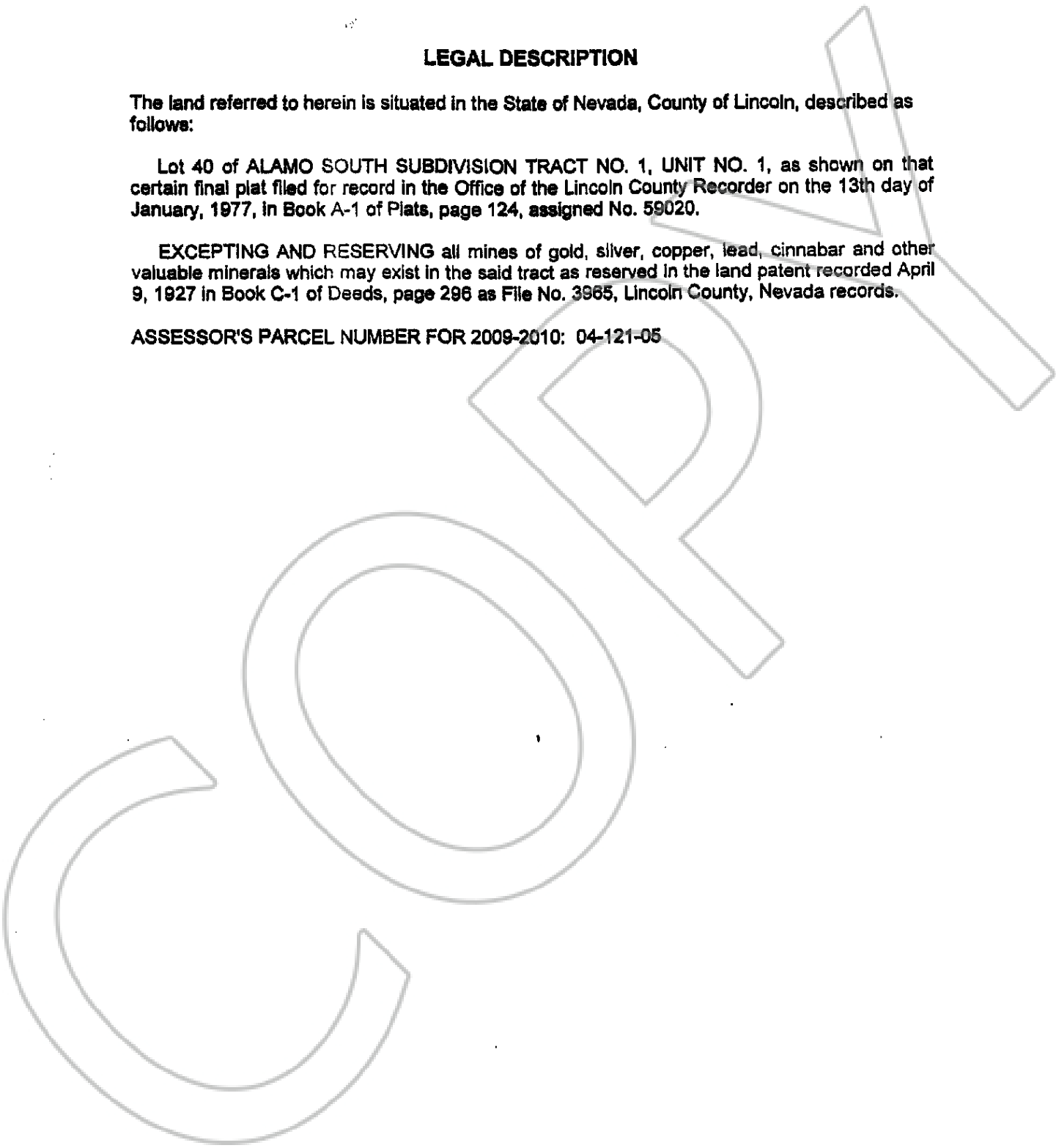
LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Lincoln, described as follows:

Lot 40 of ALAMO SOUTH SUBDIVISION TRACT NO. 1, UNIT NO. 1, as shown on that certain final plat filed for record in the Office of the Lincoln County Recorder on the 13th day of January, 1977, in Book A-1 of Plats, page 124, assigned No. 59020.

EXCEPTING AND RESERVING all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in the said tract as reserved in the land patent recorded April 9, 1927 in Book C-1 of Deeds, page 296 as File No. 3965, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2009-2010: 04-121-05



**STATE OF NEVADA
 DECLARATION OF VALUE**

Recording requested By
 COW COUNTY TITLE COMPANY

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Page 1 of 1 Fee: \$17.00
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1. Assessor Parcel Number(s)
 a) 004-121-05

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 _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	exempt #5 ac!

3. Total Value/Sales Price of Property:	\$85,000.00
Deed in Lieu of Foreclosure Only (value of property)	
Transfer Tax Value:	\$85,000.00
Real Property Transfer Tax Due:	\$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 375.090, Section:
 b. Explain Reason for Exemption:

Spousal deed

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 disallowance of any claimed exception, 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: *Derek L Bowman* Capacity Grantee

Signature: *Ann Hill Bowman* Capacity Grantor

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name:	Same	Print Name:	Derek Bowman
Address:		Address:	P.O. Box 565
City:		City:	Alamo
State:		State:	NV
	Zip:		Zip: 89001

COMPANY/PERSON REQUESTING RECORDING
 (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 029996-HUD

Address:	Ridge Office 241 Ridge St, Suite 100
City/State/Zip:	Reno, NV 89501