

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANYLincoln County - NV
Leslie Boucher - RecorderFee: \$42.00 Page 1 of 4
RPTT: \$815.10 Recorded By: AE
Book- 290 Page- 0209

A.P. No. 012-230-08
Escrow No. 116-2465366-dp/VT
R.P.T.T. \$815.10

WHEN RECORDED RETURN TO:
Out-Bach Ranch, LLC
40 Oak Spring Road, Cold Creek
Las Vegas, NV 89124

MAIL TAX STATEMENTS TO:
OUT-BACH RANCH, LLC
40 Oak Spring Road, Cold Creek
Las Vegas, NV 89124



0146230

GRANT, BARGAIN and SALE DEED

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

Shirley Mae Cowl, Successor Trustee of the Joseph B. Burton and Dorothy M. Burton
Revocable Family Trust who erroneously acquired title as Joseph P. Burton and Dorothy
M. Burton Revocable Family Trust (grantor).

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

Out-Bach Ranch LLC, a Nevada limited liability company

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

PARCEL 1:

**A PARCEL OF LAND SITUATE IN SOUTHWEST QUARTER (SW 1/4) OF NORTHEAST
(1/4) OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 67 EAST, M.D.B. & M., AND
DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE INTERSECTION OF THE WEST LINE OF U.S. HIGHWAY 93 WITH
THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST
QUARTER (NE 1/4) OF SECTION 35; THENCE RUNNING WEST ALONG SAID NORTH
LINE A DISTANCE OF 1055.32 FEET TO THE NORTHWEST CORNER OF SAID
SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF
SECTION 35; THENCE RUNNING SOUTH ALONG THE WEST LINE OF SOUTHWEST (SW
1/4) OF THE NORTHEAST (NE 1/4) OF SECTION 35, A DISTANCE OF 533 FEET;
THENCE RUNNING SOUTH 81°05' EAST A DISTANCE OF 765.5 FEET MORE OR LESS TO
THE WEST LINE OF U.S. HIGHWAY 93; THENCE RUNNING NORTHERLY ALONG THE
WEST LINE OF SAID HIGHWAY RIGHT-OF-WAY A DISTANCE OF 703 FEET MORE OR
LESS TO THE POINT OF BEGINNING.**



NOTE : THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 10, 1979, IN BOOK 36, PAGE 263, AS INSTRUMENT NO. 67957.

PARCEL 2:

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 2, RANGE 67 EAST, M.D.B. & M., LINCOLN COUNTY, NEVADA DESCRIBED AS FOLLOWS:

PARCEL TWO (2) AS SHOWN BY AMENDED PARCEL MAP FOR GLENN AND JEAN WRIGHT, RECORDED DECEMBER 5, 1980, IN PLAT A, PAGE 169 OF OFFICIAL RECORDS, LINCOLN COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 70375.

Subject to:

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: 07/07/2014



Joseph B. Burton and Dorothy M. Burton
Revocable Trust

Shirley Mae Cowl
Shirley Mae Cowl, Successor Trustee

STATE OF California)

COUNTY OF Riverside)

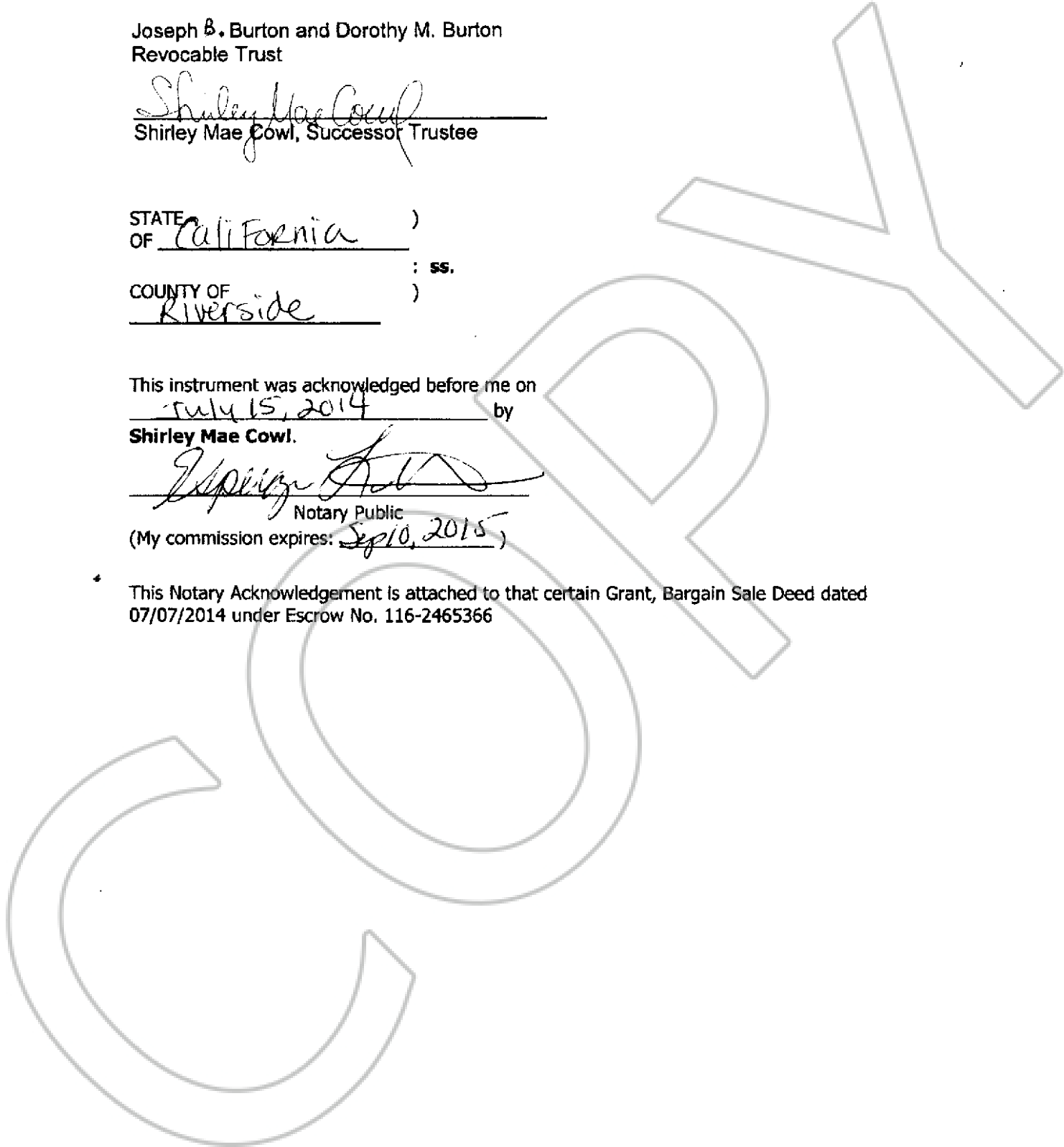
: ss.

This instrument was acknowledged before me on
July 15, 2014 by
Shirley Mae Cowl.

[Signature]
Notary Public

(My commission expires: Sept 10, 2015)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 07/07/2014 under Escrow No. 116-2465366





0146230

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California }
 County of Riverside }
 On 7/15/14 before me, Esperanza Lettau, Notary Public,
Date Here Insert Name and Title of the Officer
 personally appeared Shirley M. Cowl ←
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____

Individual Partner — Limited General Individual Partner — Limited General

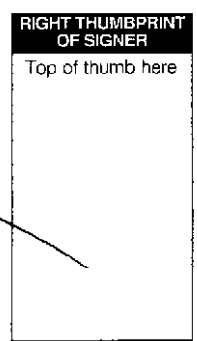
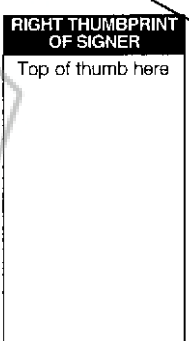
Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____



Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$42.00
Recorded By: AE RPTT: \$815.10
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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 - a) 012-230-08
 - b) _____
 - 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 _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$209,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$209,000.00
- d) Real Property Transfer Tax Due \$815.10

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: Agent
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Burton Revocable Trust
 Address: 27789 Ethanac Road
 City: Sun City
 State: CA Zip: 92585

Print Name: Out-Bach Ranch, LLC
 Address: 40 Oak Spring Road, Cold Creek
 City: Las Vegas
 State: NV Zip: 89124

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

First American Title Insurance
 Print Name: Company File Number: 116-2465366 dp/dp
 Address: 2500 Paseo Verde Parkway, Suite 120
 City: Henderson State: NV Zip: 89074

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