

R.P.T.T. \$27.30
A.P. NO. 001-341-51
ESCROW NO. 2000-22691-MLJ

WHEN RECORDED MAIL TO:
James A. Smith
2066 Waverly Circle
Henderson, NV. 89014

JOINT TENANCY DEED

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

James Vincent, an unmarried man

Do(es) hereby GRANT, BARGAIN and SELL to

James A. Smith, an unmarried man, and Sharon J. Austin, an unmarried woman, as joint tenants

As joint tenants with right of survivorship, and not as tenants in common, the real property situate in the County of, State of Nevada, described as follows:

Parcel No. 7 as shown on Amended Parcel Map for James Vincent, filed in the Office of the County Recorder of Lincoln County, recorded on January 7, 1998, in Book B, Page 83 of plats, as File No. 110303 located in a portion of the NE 1/4, Section 15, Township 1 North, Range 67 East, M.D.B.&M., Lincoln County, Nevada.

DEED RESTRICTIONS

1. The 2 acre+ sites cannot be divided into smaller parcels.
2. The 5 or 10 acre sites can be divided into smaller parcels, but not less than 2 1/2 gross acres.
3. No mobile homes or trailers allowed on Lots 1-53. Modular homes will be permitted. These are identified, as manufactured buildings, and factory-built housing, approved by the Division of Manufactured Housing. These homes meet Nevada State Codes for Building, Plumbing, Mechanical, and Electrical. These homes are typically identified by an insignia placed on each unit. The insignia's are dark blue with silver letters and have a Nevada State Seal. The number on these labels start with FH. If Buyer intends to purchase a modular or manufactured home, it is the buyer's responsibility to submit the plans, drawings, or sketch of the home to the County and/or Town to make sure that the modular or manufactured house is NOT a mobile home.

2000-22691

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s).

- a) 001-341-51
- 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 ONLY
 Document/Instrument #: 113879
 Book: 146 Page: 57
 Date of Recording: Jan 25, 2000
 Notes: _____

3. Total Value/Sales Price of Property:

\$ 21,000.00

Deduct Assumed Liens and/or Encumbrances:

(_____)

(Provide recording information: Doc/Instrument #: _____

Book: _____ Page: _____)

Transfer Tax Value per NRS 375.010, Section 2:

\$ 21,000.00

Real Property Transfer Tax Due:

\$ 27.30

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: James Vincent

Print Name: James Vincent

Address: 2012 Hamilton Lane

City: Las Vegas

State: NV Zip: 89106

Telephone: 702.261.5496 - WK

Capacity: 101.382-0265-1404

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____

Print Name: James A. Smith

Address: 2066 Waverly Circle

City: Henderson

State: NV Zip: 89014

Telephone: _____

Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: First American Title Company Of Nevada Escrow # 2000-22691-MLJ

State of Nevada
Declaration of Value

- 1. Assessor Parcel Number(s):
 - a) 001-341-51
 - b) _____
 - c) _____
 - d) _____

- 2. Type of Property:

a) <input checked="" type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other _____	

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	<u>113879</u>
Book: <u>146</u>	Page: <u>57</u>
Date of Recording:	<u>Jun 25 2000</u>
Notes:	

3. Total Value/Sales Price of Property: \$ 21,000.00

Deduct Assumed Liens and/or Encumbrances: (_____)

(Provide recording information: Doc/Instrument #: _____ Book: _____ Page: _____)

Transfer Tax Value per NRS 375.010, Section 2: \$ 21,000.00

Real Property Transfer Tax Due: \$ 27.30

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 - a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 - b. Explain Reason for Exemption: _____
- 5. Partial Interest: Percentage being transferred: _____ %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: _____

Print Name: James Vincent

Address: 2012 Hamilton Lane

City: Las Vegas

State: NV Zip: 89106

Telephone: _____

Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: James A. Smith

Print Name: James A. Smith

Address: 2066 Waverly Circle

City: Henderson

State: NV Zip: 89014

Telephone: X 702-898-6771

Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: First American Title Company Of Nevada Escrow # 2000-22691-MLJ

4. Temporary trailers are allowed with Town approval on Lots 1-53 for one (1) year while in the process of constructing a permanent residence. Additional time to keep a construction trailer on a lot must be approved by the Town and/or Lincoln County Commission.

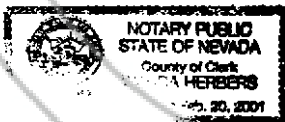
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 1/18/2000
James Vincent
James Vincent

State of Nevada
County of Clark

This instrument was acknowledged before me on January 18, 2000 by
James Vincent

Wanda Herbers
Notarial Officer



NO. 113879

FILED AND RECORDED AT REQUEST OF
First American Title
January 25, 2000
AT 43 MINUTES PAST 10 O'CLOCK
AM IN BOOK 146 OF OFFICIAL
RECORDS PAGE 57 LINCOLN
COUNTY, NEVADA.

Leslie Boucher
COUNTY REC. DIR.
By Leslie Boucher Deputy