

A.P. No. See Legal Descriptions Below
R.P.T.T. §EXEMPT NRS 375.090.10

WHEN RECORDED MAIL TO:
James Vincent
2012 Hamilton Lane
Las Vegas, NV. 89016

GRANT, BARGAIN and SALE DEED

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

James Vincent, an unmarried man

do(es) hereby GRANT, BARGAIN and SELL to

J & S Properties, LLC, a Nevada Limited Liability Company

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

APN 001-341-06:

Parcel Nos. 53 as shown on Parcel Map for JAMES VINCENT, filed in the office of the County Recorder of Lincoln County, recorded March 8, 1999, in Book B, Page 196 of plats, as File No. 112432, and Certificate of Amendment recorded March 17, 1999, in Book B, Page 203A/B of plats as File No. 112469, located in a portion of NE ¼ of Section 15, T. 1 North, R. 67 East, M.D.B.&M., Lincoln County, Nevada.

APN 001-341-50:

Parcel No. 8 as shown on Parcel Map for JAMES VINCENT, filed in the office of the County Recorder of Lincoln County on amended map recorded January 7, 1998, in Book B, Page 83 of plats, as File No. 110303, located in a portion of the NE ¼, Section 15, Township 1 North, Range 67 East, M.D.B.&M., Lincoln County, Nevada.

**SEE DEED RESTRICTIONS/ACKNOWLEDGEMENTS/DISCLOSURES ATTACHED
HERETO AND MADE A PART HEREOF**

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.

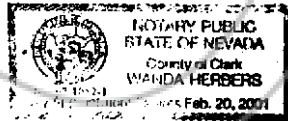
Date 5/19/00

James Vincent
James Vincent

STATE OF NEVADA
COUNTY OF

This instrument was acknowledged before me on May 19, 2000, by James Vincent.

Wanda Herbers
Notary Public



DEED RESTRICTIONS/ACKNOWLEDGEMENTS/DISCLOSURES

1. The streets in Pioche Cedars Ranch are gravel, built to Lincoln County Road specifications and dedicated to the County for maintenance. The Lincoln County Commission has decided that all prospective buyers of the parcels in Pioche Cedars Ranch be advised that these roads will remain gravel, unless the majority of the property owners themselves pay for the future paving of the roads.
2. Main power poles, main power lines, main water lines and main phone lines (main lines) are provided by "seller" on the south side of the streets only. T.V. service is also available at owner's expense. It is the responsibility of the buyer to have the power, water, phone and any T.V. lines installed across the road (South to North) from the main lines to their particular lot. It is the responsibility of the buyer to pay for the power transformers, power lines, power meters, water lines, water meters, and telephone lines from the main lines to their homesite. Pioche Public Utilities can be requested to do this work for a fee to be paid by the buyer.
3. Power from the main lines to the homes are to be run underground. Phone lines are on the south side of the roads and are in the trench with water lines and will also have to be run underground to the actual home sites. This cost is the responsibility of the buyer, and any road damage must be repaired back to the Lincoln County Road Standards by the buyer. Pioche Public Utilities can be requested to do this work for a fee to be paid by the buyer.
4. The 2 +/- acre sites cannot be divided into smaller parcels.
5. It is the Buyer's responsibility to submit the plans & drawings of a proposed modular/manufactured home to the Town for approval. These modular or manufactured homes have to be built to the standards and specifications of the appropriate entity involved. All homes must be on a permanent foundation with full exterior walls (with no visible openings between floor joists and ground) and must have underground utilities from the main lines to the home. **ABSOLUTELY, NO PERMANENT SINGLE-WIDE MODULAR OR MANUFACTURED HOME WILL BE ALLOWED!**
6. A septic system is required for each homesite and is the buyer's responsibility to install and pay for said septic system.
7. With the permission of the Town Board, temporary trailers, mobile homes and or motor homes are allowed for as long as one (1) year while in the process of constructing a permanent residence.

NO. **114566**

FILED AND RECORDED AT REQUEST OF

James Vincent

May 24, 2000

A. 28 MINUTES PART 12 OF ORIGINAL

PM. IN BOOK 148 OF ORIGINAL

RECORDS PAGE 226 LINCOLN

COUNTY, NEVADA

Leslie Boucher

COUNTY RECORDER

By Debra Sevens Deputy

BOOK **148** PAGE **227**

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s).

- a) 001-341-06 and 50
- 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 #:	<u>114566</u>
Book:	<u>148</u> Page: <u>226</u>
Date of Recording:	<u>Nov 24 2000</u>
Notes:	_____

3. Total Value/Sales Price of Property:

\$ _____

Deduct Assumed Liens and/or Encumbrances:

(_____)

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

Transfer Tax Value per NRS 375.010, Section 2:

\$ EXEMPT

Real Property Transfer Tax Due:

\$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section:10 _____
- b. Explain Reason for Exemption: Deeding into own organization _____

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: 89016
 Telephone: _____
 Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: Jim Vincent, MGR.
 Print Name: J & S Properties, LLC
 Address: 2012 Hamilton Lane
 City: Las Vegas
 State: NV Zip: 89016
 Telephone: _____
 Capacity: _____

COMPANY REQUESTING RECORDING

Co.Name: First American Title Company Of Nevada Escrow # Vincent

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