

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

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**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 001-341-21, 20, 13, 12:**

Parcel Nos. 38, 39, 46 and 47 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 191 of plats, as File No. 112427, and Certificate of Amendment recorded March 17, 1999, in Book B, Page 198 A/B of plats as File No. 112464, located in a portion of NE ¼ of Section 15, T. 1 North, R. 67 East, M.D.B&M, Lincoln County, Nevada.

**APN 001-341-17, 16, 09, 08:**

Parcel Nos. 42, 43, 50 and 51 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 190 of plats, as File No. 112426, and Certificate of Amendment recorded March 17, 1999, in Book B, Page 197A/B of plats as File No. 112463, located in a portion of NE ¼ of Section 15, T. 1 North, R. 67 East, M.D.B&M., Lincoln County, Nevada.

**APN 001-341-33, 32, 27, 26:**

Parcel Nos. 25, 26, 32 and 33 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 192 of plats, as File No. 112428, and Certificate of Amendment recorded March 17, 1999, in Book B, Page 199A/B of plats as File No. 112465, located in a portion of NE ¼ of Section 15, T. 1 North, R. 67 East, M.D.B&M., Lincoln County, Nevada.

**APN 001-341-19, 18, 10:**

Parcel Nos. 40, 41 and 49 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 193 of plats, as File No. 112429, and Certificate of Amendment recorded March 17, 1999, in Book B, Page 200A/B of plats as File No. 112466, located in a portion of NE ¼ of Section 15, T. 1 North, R. 67 East, M.D.B&M., Lincoln County, Nevada.

**APN 001-341-31, 30, 25, 24:**

Parcel Nos. 27, 28, 34 and 35 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 194 of plats, as File No. 112430, and Certificate of Amendment recorded March 17, 1999, in Book B, Page 201A/B of plats as File No. 112467, located in a portion of NE ¼ of Section 15, T. 1 North, R. 67 East, M.D.B&M., Lincoln County, Nevada.

**APN 001-341-29, 23, 22:**

Parcel Nos. 29, 36, and 37 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 195 of plats, as File No. 112431, and Certificate of Amendment recorded March 17, 1999, in Book B, Page 202A/B of plats as File No. 112468, located in a portion of NE ¼ of Section 15, T. 1 North, R. 67 East, M.D.B.&M., Lincoln County, Nevada.

**APN 001-341-15, 14:**

Parcel Nos. 44 and 45 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 001-341-45, 44:**

Parcel Nos. 13 and 14 as shown on Parcel Map for JAMES VINCENT, filed in the office of the County Recorder of Lincoln County on amended map recorded November 18, 1997, in Book B, Page 72 of plats, as File No. 110133, located in a portion of NE ¼, Section 15, Township 1 North, Range 67 East, M.D.B.&M., Lincoln County, Nevada.

**APN 001-341-54, 49:**

Parcel Nos. 4 and 9 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 82 of plats, as File No. 110302, located in a portion of NE ¼ of Section 15, Township 1 North, Range 67 East, M.D.B.&M., Lincoln County, Nevada.

**APN 001-341-53:**

Parcel No. 5 as shown on Parcel Map for JAMES VINCENT, filed in the office of the County Recorder of Lincoln County on amended map recorded November 18, 1997, in Book B, Page 71 of plats, as File No. 110132, located in a portion of NE ¼, Section 15, Township 1 North, Range 67 East, M.D.B.&M., Lincoln County, Nevada.

**APN 001-341-43, 37, 36:**

Parcel Nos. 15, 21 and 22, as shown on Parcel Map for JAMES VINCENT, filed in the office of the County Recorder of Lincoln County on November 18, 1997, in Book B, Page 73 of plats, as File No. 110134, located in a portion of 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.

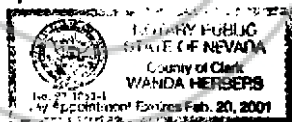
Date, 5/19/00

James Vincent  
James Vincent

STATE OF NEVADA  
COUNTY OF

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

Wanda Hershey  
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. 114567FILED AND RECORDED AT REQUEST OF  
James VincentMay 24, 2000AT 28 MINUTES PAST 12 O'CLOCKPM IN BOOK 148 OF OFFICIALRECORDS PAGE 228 LINCOLN

COUNTY, NEVADA

Leslie Boucher

COUNTY RECORD

BY Jessica Stevens DeputyBOOK 148 PAGE 230

State of Nevada  
Declaration of Value

Assessor Parcel Number(s)

- a) See attached list
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

1. 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 #: 114567  
 Book: 148 Page: 228  
 Date of Recording: May 24, 2000  
 Notes: \_\_\_\_\_

2. 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: \$ \_\_\_\_\_

3. If Exemption Claimed:

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

4. 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, LLC  
 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

ASSESSOR PARCEL NUMBERS FOR DEED FROM JAMES VINCENT TO J & S PROPERTIES, LLC

001-341-21  
001-341-20  
001-341-13  
001-341-12  
001-341-17  
001-341-16  
001-341-09  
001-341-08  
001-341-33  
001-341-32  
001-341-27  
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001-341-36