

A.P. NO. 001-341-55
Escrow No. 2000-28594-MLJ
R.P.T.T. \$-0-

WHEN RECORDED MAIL TO:
Mr. Steve P. Hinkell, Assistant
2012 Hamilton Lane

Las Vegas, NV 89106

GRANT, BARGAIN and SALE DEED

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

Milburn Lee Adkins and Kay Page Adkins, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

J & S Properties LLC, a Nevada LLC,

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

Parcel 3 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 82, of Plats, as File No. 110302, located in a portion of the NE ¼, Section 15, Township 1 North, Range 67 East, M.D.B.&M.

EXCEPTING THEREFROM all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in the said tract, except gas, coal, oil and oil shale, as reserved by The State of Nevada in deed recorded April 27, 1931, in Book D-1, Page 186, Deed Records, Lincoln County, Nevada.

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: 5/30/00

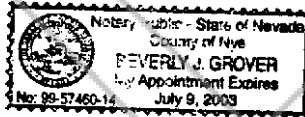
Milburn Lee Adkins
Milburn Lee Adkins

Kay Page Adkins
Kay Page Adkins

STATE OF NEVADA
COUNTY OF *Nye*

This instrument was acknowledged before me on 5-30-00, by Milburn Lee
Adkins and Kay Page Adkins.

Beverly J. Grover
Notary Public



COPY

NO. **114633**

FILED AND RECORDED AT REQUEST OF
First American Title

June 6, 2000

AT 40 MINUTES PAST 10 O'CLOCK

AM 148 OF ORIGINAL

DECLARED PAGE 408 LINCOLN

COUNTY, NEVADA.

Leslie Boucher

COUNTY RECORDER

By *Janice Levens*, Deputy

State of Nevada
Declaration of Value

- 1. Assessor Parcel Number(s).
 - a) 001-341-55
 - 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 #: 114633
 Book: 148 Page: 408
 Date of Recording: June 6, 2000
 Notes: _____

- 3. Total Value/Sales Price of Property: \$ 12,803.17
 Deduct Assumed Liens and/or Encumbrances: (12,803.17)
 (Provide recording information: Doc/Instrument #: _____ Book: _____ Page: _____)
 Transfer Tax Value per NRS 375.010, Section 2: \$ -0-
 Real Property Transfer Tax Due: \$ -0-

- 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: Milburn Lee Adkins
 Print Name: Milburn Lee Adkins
 Address: P. O. Box 8
 City: Beatty
 State: NV Zip: 89003
 Telephone: _____
 Capacity: _____

BUYER (GRANTEE) INFORMATION
 Buyer Signature: _____
 Print Name: J & S Properties LLC, a Nevada LLC
 Address: 2012 Hamilton Lane
 City: Las Vegas
 State: NV Zip: 89106
 Telephone: _____
 Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: First American Title Company Of Nevada Escrow # 2000-28594-MLJ

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s).

- a) 001-341-55
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
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- e) Apt. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	114633
Book:	148
Page:	408
Date of Recording:	June 10, 2000
Notes:	_____

3. Total Value/Sales Price of Property:

\$ 12,803.17

Deduct Assumed Liens and/or Encumbrances:

(12,803.17)

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

Transfer Tax Value per NRS 375.010, Section 2:

\$ -0-

Real Property Transfer Tax Due:

\$ -0-

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
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SELLER (GRANTOR) INFORMATION

Seller Signature: _____
 Print Name: Milburn Lee Adkins
 Address: P. O. Box 8
 City: Beatty
 State: NV Zip: 89003
 Telephone: _____
 Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: Stuart K. Adkins
 Print Name: J & S Properties LLC, a Nevada LLC
 Address: 2012 Hamilton Lane
 City: Las Vegas
 State: NV Zip: 89106
 Telephone: _____
 Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: First American Title Company Of Nevada Escrow # 2000-28594-MLJ

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