

A.P. No. 001-341-16
Escrow No. 2000-30151-MLJ
R.P.T.T. \$22.10

WHEN RECORDED MAIL TO:
Mr. John C. Wirth
128 Kola Street
Henderson, NV 89015

GRANT, BARGAIN and SALE DEED

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

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

do(es) hereby GRANT, BARGAIN and SELL to

John C. Wirth, an unmarried man and Lana J. Ballard, an unmarried woman, as joint tenants with right of survivorship

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

Parcel No. 43 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 197 A/B of Plats, as File No. 112463, located in a portion of the NE 1/4 of Section 15, Township 1 North, Range 67 East, M.D.B.&M., Lincoln County, Nevada.

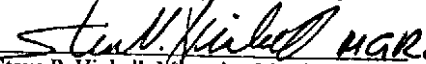
DEED RESTRICTIONS

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.
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.

Date 7-9-00

J & S Properties, LLC, A Nevada LLC


Steve P. Hinkell, Managing Member

State of Nevada
Declaration of Value

- 1. Assessor Parcel Number(s):
 - a) 001-341-16
 - 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'/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 #:	114836
Book:	149
Page:	295
Date of Recording:	July 14, 2000
Notes:	

- 3. Total Value/Sales Price of Property: \$ 17,000.00
- Deduct Assumed Liens and/or Encumbrances: (_____)
- (Provide recording information: Doc/Instrument #: _____ Book: _____ Page: _____)
- Transfer Tax Value per NRS 375.010, Section 2: \$ 17,000.00
- Real Property Transfer Tax Due: \$ 22.10

- 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 375.113, 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: *John C. Wirth* MGR

Print Name: J & S Properties, LLC, a Nevada LLC

Address: 2012 HAMILTON LANE

City: LAS VEGAS

State: NV Zip: 89106

Telephone: (702) 382-0265

Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____

Print Name: John C. Wirth

Address: _____

City: _____

State: _____ Zip: _____

Telephone: _____

Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: First American Title Company Of Nevada Escrow # 2000-30151-MLJ

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s).

- a) 001-341-16
- 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'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

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(_____)

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SELLER (GRANTOR) INFORMATION

Seller Signature: _____
 Print Name: J & S Properties, LLC, a Nevada LLC
 Address: _____
 City: _____
 State: _____ Zip: _____
 Telephone: _____
 Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: John C. Wirth
 Print Name: John C. Wirth
 Address: 128 Kola St
 City: HENDERSON
 State: NV Zip: 89015
 Telephone: 702-564-6835
 Capacity: _____

COMPANY REQUESTING RECORDING

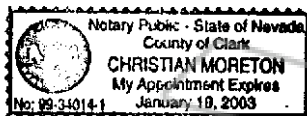
Co. Name: First American Title Company Of Nevada Escrow # 2000-30151-MLJ

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

STATE OF NEVADA
COUNTY OF *Clark*

This instrument was acknowledged before me on July 09, 2000, by Steve P. Hinkell,
Managing member of J & S Properties, LLC, a Nevada LLC.

Christian Moreton
Notary Public



COPY

NO. **114836**

FILED AND RECORDED AT REQUEST OF
First American Title

July 14, 2000

AT 11 MINUTES PAST 12 O'CLOCK

PM IN ROOM 149 OF OFFICIAL

RECORDS PAGE 295 LINCOLN

COUNTY, NEVADA.

Leslie Boncher

COUNTY RECORDER
By *Leslie Boncher* Deputy