A.P. No.

001-34:1-16

Escrow No. R.P.T.T. 2000-30151-MLJ \$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

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State of Nevada	
Declaration of Value	
 Assessor Parcel Number(s). a) 001-341-16 	
b)	
d)	
2. Type of Property:	
a)	- STILL SOLD OF THOMAE OSE ONLY
c) Condo/Twnhse d) 2-4 Ple e) Apt. Bldg. f) Comm	1 1 10 3 4
g) Agricultural h) Mobile	
i) Other	Notes:
3. Total Value/Sales Price of Property:	\$ 17,000.00
Deduct Assumed Liens and/or Encumbrances	· \
(Provide recording information: D	oc/Instrument #: Book: Page:)
Transfer Tax Value per NRS 375.010, Section	12: \$17,000.00
Real Property Transfer Tax Due:	\$ 22.10
4. If Exemption Claimed;	
a. Transfer Tax Exemption, per NRS 375.090	
b. Explain Reason for Exemption:	, Section:
5. Explain Reason for Exemption:	
S Partial Interact, Parameter Lain and C. 1	
5. Partial Interest: Percentuge being transferred:	
supported by documentation if called upon to subs disallowance of any claimed exemption, or other d	tee), declares and acknowledges, under penalty of perjury, pursuant to NRS provided is correct to the best of their information and belief, and can be tantiate the information provided herein. Furthermore, the parties agree that etermination of additional tax due, may result in a penalty of 10% of the tax to NRS 375.030, the Buyer and Seller shall be jointly and severally liable
SELLER (GRANTOR) INFORMATION	ON BUYER (GRANTEE) INFORMATION
Seller Signature: trulffield	MGR Buyer Signature:
Print Name: J & S Properties, LLC, a Nevada I	
Address: 2012 HAWILTON LAN	Address:
City: LAS VEGAS	City:
State: NV Zip: 891	0 6 State: Zip:
Telephone: (702) 382-026	
Capacity:	Capacity:
COMPAN	Y REQUESTING RECORDING
,	
Co Name: First American Title Co.	
Co.Name: First American Title Company Of N	

State of Nev	vada
Declaration	of Value

a) 001-341-16 b) c) d) 2. Type of Property:	Declaration of Value	
Composition	•	
2. Type of Property: a) Vacant Land b) Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex d) Apt. Bidg. f) Comm'Und'1 g) Agricultural h) Mobile Home d) Other Date of Recording: July Jay 3. Total Value/Sales Price of Property: \$17,000.00 Deduct Assumed Liens and/or Encumbrances: (Provide recording information: Doc/Instrument #: Book: Page: Date of Recording: July Jay Transfer Tax Value per NRS 375.010, Section 2: \$17,000.00 Real Property Transfer Tax Due: \$22.10 If Exemption Claimed: a. Transfer Tax Exemption, per NRS 375.090, Section: b. Explain Reason for Exemption: Section The undersigned Seller (Grantory/Buyer (Grantoe), declares and acknowledges, under penalty of perjury, pursuant to NR 375.090 and NRS 375.11], 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 the due plus interest at 1 1/2% per month. Fursuant 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: J& S Properties, LLC, a Nevada LLC Address: Zip: State: Zip: State: Zip: State: Zip: State: Zip: State: Zip: Zip:	c)	
c) Condo/Twnhse d) 2-4 Plex e) Apt. Bldg. f) Comm'l/Ind'! g) Agricultural h) Mobile Home i) Other 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 If Exemption Claimed: a. Transfer Tax Exemption, per NRS 375.090, Section: b. Explain Reason for Exemption: The undersigned Seller (Grantor)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NR 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 the due plus interest at 1 1/2% per month. Pursuant to NRS 375.030, the Buyer and Selter shall be distinguish and severally liable for any additional amount owed. SELLER (GRANTOR) INFORMATION Seller Signature: Buyer Signature: Print Name: J & S Properties, LLC, a Nevada LLC Address: Addres	d) 2. Type of Property:	
e) Apt. Bldg. f) Comm Vind' Book: Agricultural h) Mobile Home Date of Recording: Notes: 3. Total Value/Sales Price of Property: \$17,000.00 Deduct Assumed Liens and/or Encumbrances: (Provide recording information: Doc/Instrument #: Book: Page: S17,000.00 Real Property Transfer Tax Value per NRS 375.010, Section 2: \$17,000.00 Real Property Transfer Tax Due: \$22.10 If Exemption Claimed: a. Transfer Tax Exemption, per NRS 375.090, Section: b. Explain Reason for Exemption: Partial Interest: Percentage being transferred: // The undersigned Seller (Grantor)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NR 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 the due plus interest at 1 12% 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: Buyer (GRANTEE) INFORMATION Seller Signature: Buyer Signature: Print Name: J& S Properties, LLC, a Nevada LLC Address: Address: // S & Kolff S † Print Name: J& S Properties, LLC, a Nevada LLC Address: // S & Kolff S † Print Name: J& S Properties, LLC, a Nevada LLC Address: // S & Kolff S † Print Name: J& S Properties, LLC, a Nevada LLC Print Name: John C, Wirth Address: // S & Kolff S † Properties State: // S & Kolff S † Properties State: // S & Fook S † Properties State:	a) 🛛 Vacant Land b) 🗌 Single Fan	
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Address: Address: 128 ko/W ST City: City: Henderson State: Zip: State: Nu Zip: 890/5 Telephone: Telephone: 702-564-6835 702-564-6835	Print Name: J & S Properties, LLC, a Nevada LLC	
City: City: 128 Koll 5 State: Zip: State: 12 Koll 5 State: 12 Koll 5 12 Koll 5 Very cleason 2ip: 89015 Telephone: 702-564-6835 Capacity: Capacity:	1.5	A 11
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	- oropitone.	Telephone
	/	702-564-6835

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

STATE OF NEVADA COUNTY OF CLEAK

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

Notary Public

Notary Public - State of Navad County of Clark CHRISTIAN MORETON My Appenhiment Expires No. 99-34014-1 January 19, 2003

NO. 114836

FILED AND RECORDED AT REQUEST OF
FIRST AMERICAN TITLE
JULY 14, 2000

AT 11 ANHUTES PAST12 O'CLOCK
PM IN GROK 149 OF OFFICIAL
REGORDS FADE 295 LINCOLN
COUNTY, NEVADA.
LES118 BORCHET
GOUNTY RECORDE
BY CAR AGGERAL DEPUTY

300x 149 nut 296