

Lincoln County

A.P. No. 001-341-15
Escrow No. 2000-30060-MLJ
R.P.T.T. ~~XXXXXXXXXX~~
\$22.10

WHEN RECORDED MAIL TO:
Parker H. McManus and Paula A. McManus
6900 Pony Circle
Las Vegas, NV 89128

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

Parker H. McManus and Paula A. McManus, husband and wife as joint tenants with right of survivorship, an not as tenants in common,

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

Parcel No. 44 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 203 A/B of Plats, as File No. 112469, located in a portion of the NE ¼ of Section 15, Township 1 North, Range 67 East, M.D.B.&M., 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.

Date 7/27/00

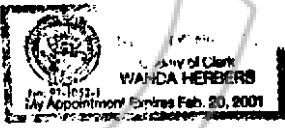
J & S Properties, LLC, a Nevada Limited Liability Company

James Vincent
James Vincent, Managing Member

STATE OF NEVADA
COUNTY OF CLARK

This instrument was acknowledged before me on July 27, 2000, by James Vincent, Managing Member of J & S Properties, LLC, a Nevada Limited Liability Company

Wanda Herbers
Notary Public



NO. **114923**
FILED AND RECORDED AT REQUEST OF
First American Title
August 2, 2000
AT 09 MINUTES PAST 04 O'CLOCK
PM IN BOOK 149 OF OFFICIAL
RECORDS PAGE 484 LINCOLN
COUNTY, NEVADA
Leslie Boucher
COUNTY RECORDER
By Teresa Lewis, Deputy

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s).

- a) 001-341-15
- 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 #: | 114923 |
| Book: | 149 |
| Page: | 484 |
| Date of Recording: | Aug. 2, 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 375.110, 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: _____
 Print Name: J&S Properties, LLC
 Address: _____
 City: _____
 State: _____ Zip: _____
 Telephone: _____
 Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: Parker H. McManus
 Print Name: Parker H. McManus
 Address: 6000 Polly Circle
 City: LAS VEGAS
 State: NEVADA Zip: 89145
 Telephone: (702) 363-2550
 Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: First American Title Company Of Nevada Escrow # 2000-30060-MLJ

State of Nevada
Declaration of Value

- 1. Assessor Parcel Number(s):
 - a) 001-341-15
 - b) _____
 - c) _____
 - d) _____

- 2. Type of Property:
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 - b) Single Fam. Res.
 - c) Condo/Twnhse
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 - e) Apt. Bldg.
 - f) Comm'l/Ind'l
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 - i) Other _____

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 Book: 149 Page: 484
 Date of Recording: Aug. 2, 2000
 Notes: _____

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 (Provide recording information: Doc/Instrument #: _____ Book: _____ Page: _____)
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- 4. **If Exemption Claimed:**
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SELLER (GRANTOR) INFORMATION
 Seller Signature: JAMES CLEMENT
 Print Name: J&S Properties, LLC
 Address: 2012 Hamilton Ln.
 City: Las Vegas
 State: NV Zip: 89106
 Telephone: 702-382-0265
 Capacity: _____

BUYER (GRANTEE) INFORMATION
 Buyer Signature: _____
 Print Name: Parker H. McManus
 Address: _____
 City: _____
 State: _____ Zip: _____
 Telephone: _____
 Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: First American Title Company Of Nevada Escrow # 2000-30060-MLJ

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