

A.P. No. 001-341-13, 001-341-12
Escrow No. 2000-31440-MLJ
R.P.T.T. \$41.60

WHEN RECORDED MAIL TO:
Mr. Jerry C. Coombes
5202 East Longboat Boulevard
Tampa, FL 33615

GRANT, BARGAIN and SALE DEED

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

J & S Properties LLC, a Nevada LLC,

do(es) hereby GRANT, BARGAIN and SELL to

Charles E. Coombes, an unmarried man, as to an undivided 1/2 interest, Jerry C. Coombes, an unmarried man, as to an undivided 1/4 interest, and Barbara J. Mason, an unmarried woman, as to an undivided 1/4 interest

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

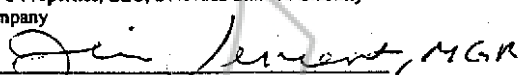
Parcel No. 46 and 47 as shown on Parcel Map for JAMES VINCENT, filed in the office of the County Recorder of Lincoln County on March 8, 1999, in Book B, Page 191, of Plats, as File No. 112427, and Certificate of Amendment recorded March 17, 1999, in Book B, Page 198 A/B of Plats as File No. 112464, located in a portion of NE 1/4 Section 15, T. 1 North, R. 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

8/9/00

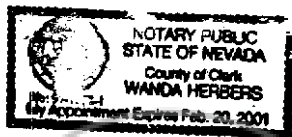
J & S Properties, LLC, a Nevada Limited Liability Company


By: Jim Vincent, Managing Member

State of Nevada
County of Clark

This instrument was acknowledged before me on August 9, 2000, by Jim Vincent,
Managing Member of J & S Properties, LLC, a Nevada Limited Liability Company

Wanda Herbers
Notarial Officer



NO. 115042

FILED AND RECORDED AT REQUEST OF
First American Title
August 23, 2000
AT 20 MINUTES PAST 11 O'CLOCK
AM IN BOOK 150 OF OFFICIAL
RECORDS PAGE 153 LINCOLN
COUNTY, NEVADA

Leslie Boucher
COUNTY RECORDER
By Debra Lewis, Deputy

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s).

- a) 001-341-13
- b) 001-341-12
- 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 _____

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument #: 115042
 Book: 150 Page: 153
 Date of Recording: August 23, 2000
 Notes: _____

3. Total Value/Sales Price of Property:

\$ 32,000.00

Deduct Assumed Liens and/or Encumbrances: (_____)

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

Transfer Tax Value per NRS 375.010, Section 2: \$ 32,000.00

\$ 32,000.00

Real Property Transfer Tax Due:

\$ 41.60

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

BUYER (GRANTEE) INFORMATION

Seller Signature: [Signature], MGR. Buyer Signature: _____

Print Name: J & S Properties, LLC, a Nevada Limited Liability Company. Print Name: Charles E. Coombes / Jerry C. Coombes

Address: 2012 Hamilton Ln Address: _____

City: Las Vegas City: _____

State: NV Zip: 89106 State: _____ Zip: _____

Telephone: 702-382-0265 Telephone: _____

Capacity: MANAGER Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: First American Title Company Of Nevada Escrow # 2000-31440-MLJ

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

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)
 a) 001-341-13
 b) 001-341-12
 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'V/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	115043
Book:	150
Page:	153
Date of Recording:	August 23 2000
Notes:	

3. Total Value/Sales Price of Property: \$ 32,000.00
 Deduct Assumed Liens and/or Encumbrances: (_____)
 (Provide recording information: Doc/Instrument #: _____ Book: _____ Page: _____)
 Transfer Tax Value per NRS 375.010, Section 2: \$ 32,000.00
 Real Property Transfer Tax Due: \$ 41.60

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 b. Explain Reason for Exemption: _____

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SELLER (GRANTOR) INFORMATION

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

BUYER (GRANTEE) INFORMATION

Buyer Signature: *Jerry Coombes*
 Print Name: Charles E. Coombes / Jerry C. Coombes
 Address: P.O. Box 4
 City: Pioche
 State: NV Zip: 89043
 Telephone: 775-962-5376
 Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: First American Title Company Of Nevada Escrow # 2000-31440-MLJ

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

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s).

- a) 001-341-13
- b) 001-341-12
- c) _____
- d) _____

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- 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	115042
Book:	150
Page:	153
Date of Recording:	August 23, 2000
Notes:	

3. Total Value/Sales Price of Property:

\$ 32,000.00

Deduct Assumed Liens and/or Encumbrances: (_____)

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

Transfer Tax Value per NRS 375.010, Section 2:

\$ 32,000.00

Real Property Transfer Tax Due:

\$ 41.60

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, a Nevada Limited Liability Company
 Address: _____
 City: _____
 State: _____ Zip: _____
 Telephone: _____
 Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: *Charles E. Coombes*
 Print Name: Charles E. Coombes / Jerry C. Coombes
 Address: 5202 E. Lombard Blvd
 City: Tampa
 State: FL Zip: 33615
 Telephone: 813-855-1311
 Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: First American Title Company Of Nevada Escrow # 2000-31440-MLJ

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