

R.P.T.T. \$22.10  
A.P. NO. 001-341-17  
ESCROW NO. 2000-31483-MLJ

WHEN RECORDED MAIL TO:  
Mr. and Mrs. John R. Romero  
3140 Nevada Avenue  
Oxnard, CA 93033

**JOINT TENANCY 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 R. Romero and Linda M. Romero, husband and wife as joint tenants

As joint tenants with right of survivorship, and not as tenants in common, the real property situate in the County of Lincoln, State of Nevada, described as follows:

Parcel No. 42 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 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 NE 1/4 of 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.

Dated: 8/17/00

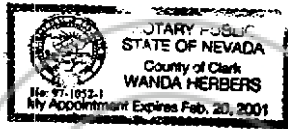
J & S Properties, LLC, a Nevada Limited Liability Company

Jim Vincent, MGR.  
By: Jim Vincent, Managing Member

State of Nevada  
County of Clark

This instrument was acknowledged before me on August 14, 2000, by Jim Vincent, Managing Member of J & S Properties, LLC, a Nevada Limited Liability Company

Wanda Herbers  
Notarial Officer



NO. 115079

FILED AND RECORDED AT REQUEST OF  
First American Title  
August 29, 2000  
AT 07 MINUTES PAST 11 O'CLOCK  
AM IN BOOK 150 OF OFFICIAL  
RECORDS PAGE 237 LINCOLN  
COUNTY, NEVADA.

Leslie Boucher  
COUNTY RECORDER

By Debra J. Lewis, Deputy

State of Nevada  
Declaration of Value

- 1. Assessor Parcel Number(s).
  - a) 001-341-17
  - 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' Wnd'l
  - g)  Agricultural
  - h)  Mobile Home
  - i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Document/instrument #: 115079  
 Book: 150 Page: 237  
 Date of Recording: August 29, 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  | BUYER (GRANTEE) INFORMATION |
|---|-----------------------------|
| Seller Signature: <u>[Signature]</u>                                  | Buyer Signature: _____      |
| Print Name: J & S Properties, LLC, a Nevada Limited Liability Company | Print Name: John R. Romero  |
| Address: <u>2012 Hamilton Ln</u>                                      | Address: _____              |
| City: <u>Las Vegas</u>  | City: _____                 |
| State: <u>NV</u> Zip: <u>89106</u>                                    | State: _____ Zip: _____     |
| Telephone: <u>702-382-0265</u>  | Telephone: _____            |
| Capacity: <u>MANAGER</u>  | Capacity: _____             |

**COMPANY REQUESTING RECORDING**

Co. Name: First American Title Company Of Nevada Escrow # 2000-31483-MLJ

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

State of Nevada  
Declaration of Value

1. Assessor Parcel Number(s).

- a) 001-341-17
- 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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**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: John R. Romero  
 Print Name: John R. Romero  
 Address: \_\_\_\_\_  
 City: Sparks  
 State: Nevada Zip: 89015  
 Telephone: 702-281-3015  
 Capacity: \_\_\_\_\_

**COMPANY REQUESTING RECORDING**

Co. Name: First American Title Company Of Nevada Escrow # 2000-31483-MLJ

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