

R.P.T.T. \$22.10
A.P. NO. 001-341-55
ESCROW NO. 2001-41832-MLJ

WHEN RECORDED MAIL TO:
Terry R. Williams and Mary Ann Williams
4255 E. Charleston
Ste. 257
Las Vegas, NV 89104

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

Terry R. Williams and Mary Ann Williams, husband and wife 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 3 as shown on Parcel Map for James Vincent, filed in the office of the County Recorder of Lincoln County on November 18, 1997, in Book B, Page 82 of Plats, as File No. 110302, located in a portion of the NE1/4, Section 15, Township 1 North, Range 67 East, M.D.B. & M.

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: _____

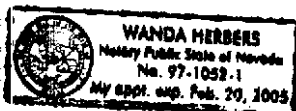
J & S Properties, LLC.

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

State of Nevada
County of Clark

This instrument was acknowledged before me on March 29, 2001, by James Vincent.

Wanda Herbers
Notarial Officer



COPY

NO. 116168

FILED AND RECORDED AT REQUEST OF
FIRST AMERICAN TITLE
APRIL 3, 2001

AT 22 MINUTES PAST 04 O'CLOCK

PM 154 OF OFFICIAL
RECORDS PAGE 137 LINCOLN

COUNTY, NEVADA.

Leslie Boucher

COUNTY RECORDER

By Jenise Sevens
Deputy

State of Nevada
Declaration of Value

- 1. Assessor Parcel Number(s):
 - a) 001-341-55
 - 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'l/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 #: 1161168
 Book: 154 Page: 137
 Date of Recording: April 3, 2001
 Notes: _____

- 3. Total Value/Sale 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 375.068 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: James Vincent
 Address: 34 Emerald Dunes Circle
 City: Henderson
 State: NV Zip: 89152
 Telephone: _____
 Capacity: Managing Member

BUYER (GRANTEE) INFORMATION
 Buyer Signature: TERRY R. WILLIAMS
 Print Name: Terry R. Williams
 Address: 4255 E. Charleston Blvd., Ste. 257
 City: Las Vegas
 State: NV Zip: 89104
 Telephone: _____
 Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: First American Title Company Of Nevada Escrow # 2001-41832-MLJ

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

State of Nevada
Declaration of Value

- 1. Assessor Parcel Number(s).
 - a) 001-341-55
 - 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 _____

| | |
|--|---------------|
| FOR RECORDERS OPTIONAL USE ONLY | |
| Document/Instrument #: | 116168 |
| Book: | 154 |
| Page: | 137 |
| Date of Recording: | April 3, 2001 |
| 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: James Vincent
 Print Name: James Vincent
 Address: 34 Emerald Dunes Circle
 City: Henderson
 State: NV Zip: 89052
 Telephone: _____
 Capacity: Managing Member

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____
 Print Name: Terry R. Williams
 Address: 4255 E. Charleston Blvd., Ste. 257
 City: Las Vegas
 State: NV Zip: 89104
 Telephone: _____
 Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: First American Title Company Of Nevada Escrow # 2001-41832-MLJ