

A.P. NO. 001-341-40 & 34
Escrow No. 2001-50385-MLJ
R.P.T.T. \$46.80

WHEN RECORDED MAIL TO:
Steve P. Hinkell
3017 W. Charleston, Ste. B
Las Vegas, NV 89102

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

Steve P. Hinkell, an unmarried man

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

Parcel No. 18 and 24 as shown on Amended Parcel Map for James Vincent, filed in the Office of the County Recorder of Lincoln County, Nevada, on September 24, 1997, in Book B, Page 64 of Plats as File No. 109750, and recorded November 18, 1997, in Book B, Page 71 of Plats as File No. 110132, located in a portion of the Northeast quarter (NE1/4) of 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: 8/28/01

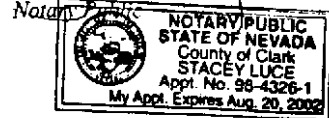
J & S Properties, LLC, a Nevada Limited Liability Company

James Vincent, Morse
James Vincent, Managing Member

STATE OF NEVADA
COUNTY OF

This instrument was acknowledged before me on August 28, 2001, by James Vincent.

Stacey Luce



COPY

NO. **116890**

FILED AND RECORDED AT REQUEST OF
FIRST AMERICAN TITLE

AUGUST 31, 2001

BOOK **00** PAGE **02**

INDEX **158**

FILE **22**

LESLIE BOUCHEER
COUNTY RECORDER

BY *Jessie Lewis*, DEPUTY

BOOK **158** PAGE **23**

State of Nevada
Declaration of Value

- 1. Assessor Parcel Number(s):
 - a) 001-341-40
 - b) 001-341-34 _____
 - 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'/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 #:	<u>116890</u>
Book:	<u>158</u> Page: <u>22 23</u>
Date of Recording:	<u>Aug 31 2001</u>
Notes:	

3. Total Value/Sales Price of Property: \$ 36,000.00
 Deduct Assumed Liens and/or Encumbrances: (0)
 (Provide recording information: Doc/Instrument #: _____ Book: _____ Page: _____)
 Transfer Tax Value per NRS 375.010, Section 2: \$ 36,000.00
 Real Property Transfer Tax Due: \$ 46.80

- 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
 City: Henderson
 State: NV Zip: 89052
 Telephone: 382-0265
 Capacity: Managing Member, J & S Properties

BUYER (GRANTEE) INFORMATION
 Buyer Signature: Steve P. Hinkell
 Print Name: Steve P. Hinkell
 Address: 4141 W. OQUEENDO #1
 City: LAS VEGAS
 State: NV Zip: 89118
 Telephone: _____
 Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: First American Title Company Of Nevada Escrow # 2001-50385-MLJ