

A.P. No. 001-341-46
Escrow No. 2001-50316-MLJ
R.P.T.T. \$35.75

WHEN RECORDED MAIL TO:
Jose Ruben Garza
P. O. Box 401
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

James Vincent, an unmarried man, and William Skupa and Sharron Skupa, husband and wife do(es) hereby GRANT, BARGAIN and SELL to

Jose Ruben Garza, a married man as his separate property

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

Parcel No. 12 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.B.D.&M.

SEE DEED RESTRICTIONS ATTACHED HERETO AND MADE A PART HEREOF. 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.

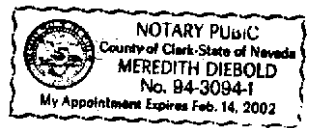
Date 9-12-01
James Vincent
James Vincent
Sharron Skupa
Sharron Skupa

William Skupa
William Skupa

State of Nevada
County of Clark

This instrument was acknowledged before me on September 12, 2001, by James Vincent.

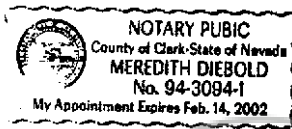
Meredith Diebold
Notarial Officer



State of Nevada
County of Clark

This instrument was acknowledged before me on September 12, 2001, by
William Skupa and Sharron Skupa.

Meredith Diebold
Notarial Officer



Pioche Cedars Properties, J & S Properties, LLC 5/1/06
Acknowledgements/Disclosures/Deed Restrictions

1. The streets in Pioche Cedars Ranch are gravel, built to Lincoln County Road specifications and dedicated to the County for maintenance. The Lincoln County Commission has decided that all prospective buyers of the parcels in Pioche Cedars Ranch be advised that these roads will remain gravel, unless the majority of the property owners themselves pay for the future paving of the roads.
2. Main power poles, main power lines, main water lines and main phone lines (main lines) are provided by "seller" on the South side of the streets only. T. V. service is also available at owners expense. It is the responsibility of the buyer to have the power, water, phone and any T. V. lines installed across the road (South to North) from the main lines to their particular lot. It is the responsibility of the buyer to pay for the power transformers, power lines, power meters, water lines, water meters, and telephone lines from the main lines to their homestead. Pioche Public Utilities can be requested to do this work for a fee to be paid by the buyer.
3. Power from the main lines to the homes are to be run underground. Phone lines are on the south side of the roads and are in the trench with water lines and will also have to be run underground to the actual home sites. This cost is the responsibility of the buyer, and any road damage must be repaired back to the Lincoln County Road Standards by the buyer. Pioche Public Utilities can be requested to do this work for a fee to be paid by the buyer.
4. The 2 +/- acre sites cannot be divided into smaller parcels.
5. It is the Buyer's responsibility to submit the plans & drawings of a proposed modular/manufactured home to the Town for approval. These modular or manufactured homes have to be built to the standards and specifications of the appropriate entity involved. All homes must be on a permanent foundation with full exterior walls (with no visible openings between floor joists and ground) and must have underground utilities from the main lines to the home. **ABSOLUTELY, NO PERMANENT SINGLE-WIDE MODULAR OR MANUFACTURED HOME WILL BE ALLOWED!**
6. A septic system is required for each homestead and is the buyer's responsibility to install and pay for said septic system.
7. With the permission of the Town Board, temporary trailers, mobile homes and or motor homes are allowed for as long as one (1) year while in the process of constructing a permanent residence.

NO. 117069
FILED AND RECORDED AT REQUEST OF
First American Title
October 3, 2001
AT 50 MINUTES PAST 11 O'CLOCK
am IN BOOK 158 OF OFFICIAL
RECORDS PAGE 583 LINCOLN
COUNTY, NEVADA.

Lashia Borcher
COUNTY RECORDER

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s).

- a) 001-341-46
- 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 #: 117069
 Book: 158 Page: 583-585
 Date of Recording: Oct 3, 2001
 Notes: _____

3. Total Value/Sales Price of Property:

\$ 27,500.00

Deduct Assumed Liens and/or Encumbrances: (_____)

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

Transfer Tax Value per NRS 375.010, Section 2: \$ 27,500.00

Real Property Transfer Tax Due: \$ 35.75

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: James Vincent
 Print Name: James Vincent
 Address: 34 Emerald Drive
 City: Henderson
 State: NV Zip: 89052
 Telephone: 382-0265
 Capacity: _____

Buyer Signature: _____
 Print Name: Jose Ruben Garza
 Address: _____
 City: _____
 State: _____ Zip: _____
 Telephone: _____
 Capacity: _____

COMPANY REQUESTING RECORDING

Co.Name: First American Title Company Of Nevada Escrow # 2001-50316-MLJ

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s).

- a) 001-341-46
- b) _____
- c) _____
- d) _____

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- 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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Book:	158
Page:	583-585
Date of Recording:	Oct 3, 2001
Notes:	

3. Total Value/Sales Price of Property:

\$ 27,500.00

Deduct Assumed Liens and/or Encumbrances:

(_____)

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SELLER (GRANTOR) INFORMATION

Seller Signature: _____
 Print Name: James Vincent
 Address: _____
 City: _____
 State: _____ Zip: _____
 Telephone: _____
 Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: *[Signature]*
 Print Name: Jose Ruben Garza
 Address: X P.O. Box 401. Hwy-98-
 City: X Alamogordo 89001
 State: X N.M. Zip: X 89001
 Telephone: X 775 725-3337
 Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: First American Title Company Of Nevada Escrow # 2001-50316-MLJ