

R.P.T.T. \$41.60

A.P. NO. 001-341-54, 001-341-53

ESCROW NO. 2001-58999-MLJ

WHEN RECORDED MAIL TO:
Mr. and Mrs. Robert D. Rowe, Jr.
12318 Inletridge Drive
Maryland Heights, MO 63043

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

Robert D. Rowe, Jr. and Nicole M. Rowe, 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 1:

Parcel No. 4 as shown on Parcel Map for James Vincent, filed in the Office of the County Recorder of Lincoln County on Amended Map recorded January 7, 1998, in Book B, Page 82 of Plats, as File No. 110302, located in a portion of NE1/4 of Section 15, Township 1 North, Range 67 East, MDB&M, Lincoln County, Nevada.

PARCEL 2:

Parcel No. 5 as shown on Parcel Map for James Vincent, filed in the Office of the County Recorder of Lincoln County on Amended Map recorded November 18, 1997, in Book B, Page 71 of Plats, as File No. 110132, located in a portion of NE1/4 of Section 15, Township 1 North, Range 67 East, MDB&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.

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s).

- a) 001-341-54, 001-341-53
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 1176608
 Book: 161 Page: 435-436
 Date of Recording: Feb. 6, 2002
 Notes: _____

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 _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property): \$ 32,000.00
 \$ _____
 Transfer Tax Value: \$ 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 declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided herein 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 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% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: James Vincent Capacity: Managing Member
 Signature: Margaret Jenkins, Agent for Buyer Capacity: Buyer
First American Title

SELLER (GRANTOR) INFORMATION
REQUIRED

Print Name: J & S Properties, LLC, a Nevada Limited Liability Company
 Address: 34 Emerald Drive
 City: Carlsbad
 State: NV Zip: 89052

BUYER (GRANTEE) INFORMATION
REQUIRED

Print Name: Robert D. Rowe, Jr.
 Address: 2318 Inglewood Dr.
 City: Maryland Heights
 State: MO Zip: 63043

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: First American Title Company of Nevada/Marian L. Jenkins Escrow # 2001-58999-MLJ
 Address: 615 Lyons Avenue
 City: Ely State: NV Zip: 89301-1048

Date: 1/29/02

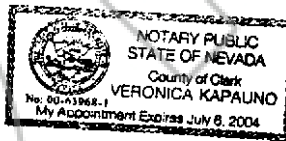
J & S Properties, LLC, a Nevada Limited Liability Company

James Vincent
By: James Vincent, Managing Member

State of Nevada
County of Lincoln Clark

This instrument was acknowledged before me on Jan 29, 2002, by James Vincent.

Veronica Kapauno
Notarial Officer



NO. **117668**

FILED AND RECORDED AT REQUEST OF
FIRST AMERICAN TITLE
FEBRUARY 6, 2002

AT 25 MINUTES PAST 04 O'CLOCK
PM IN BOOK 161 OF OFFICIAL
RECORDS PAGE 435 LINCOLN

COUNTY, NEVADA
LESLIE BOUCHER

COUNTY RECORDER
BY Veronica Kapauno, DEPUTY

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s).

- a) 001-341-54, 001-341-53
- b) _____
- c) _____
- d) _____

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Signature: James Vincent Capacity: Managing Member
 Signature: Robert D. Rowe, Jr. Capacity: Buyer

SELLER (GRANTOR) INFORMATION
REQUIRED

Print Name: J & S Properties, LLC, a Nevada Limited Liability Company
 Address: 34 Emerald Avenue
 City: Carlin, Nevada
 State: NV Zip: 89052

BUYER (GRANTEE) INFORMATION
REQUIRED

Print Name: Robert D. Rowe, Jr.
 Address: 2318 Inglewood Dr.
 City: Maryland Heights
 State: MO Zip: 63043

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 City: Ely State: NV Zip: 89301-1048