

File No: 152--2019561 (MJ)
A.P.N.: 001-341-23
When Recorded, Mail Tax Statements To:
Robert D. and Kodee O'Connor
PO Box 656
Pioche, NV 89043

R.P.T.T.: **\$22.10**

GRANT, BARGAIN and SALE DEED

FOR 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. O'Connor and Kodee H. O'Connor, husband and wife as joint tenants

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

PARCEL NO. 36 AS SHOWN ON PARCEL MAP FOR JAMES VINCENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, RECORDED MARCH 8, 1999 IN BOOK B, PAGE 195 OF PLATS, AS FILE NO. 112431 AND CERTIFICATE OF AMENDMENT RECORDED MARCH 17, 1999 IN BOOK B, PAGE 202 A/B OF PLATS AS FILE NO. 112468, LOCATED IN A PORTION OF THE NE 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

A.P.N.

Grant, Bargain and Sale Deed -
continued

File No.: 152--2019561 (MJ)

Date: 7/1/02

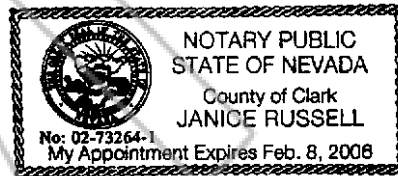
J & S Properties, LLC, a Nevada Limited
Liability Company

James Vincent, manager
By: James Vincent, Managing Member

STATE OF NV)
 : ss.
COUNTY OF Clark)

This instrument was acknowledged before me on
July 1, 2002 by
James Vincent,
Managing Member of
for
J & S Properties, LLC

Janice Russell
Notary Public
(My commission expires: 2-8-06)



118470

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2002 JUL 12 PM 2 07

LINCOLN COUNTY RECORDED
FEE 15.00 BY DEP-TWS
LESLIE BOUCHER

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-341-23
- 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 #	<u>118470</u>
Book	<u>1165</u> Page: <u>236-237</u>
Date of Recording:	<u>July 12 2002</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$17,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: \$17,000.00

Real Property Transfer Tax Due \$22.10

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 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% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Handwritten Signature]
Signature: [Handwritten Signature]

Capacity: _____
Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: _____
Address: _____
City: _____
State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: KODIE H. O'CONNOR
Address: Box 650
City: PIOCHE
State: NV Zip: 89043

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Company of Nevada File Number: 152--2019561 MJ/LF
Address: Post Office Box 151048
City: Ely State: NV Zip: 89315

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

**STATE OF NEVADA
DECLARATION OF VALUE**

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 b) _____
 c) _____
 d) _____

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|--|---|
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| 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 | |

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Signature: James Vincent Capacity: Manager, HS Properties LLC
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: James Vincent
 Address: 34 Emerald Dunes Circle
 City: Henderson
 State: NV Zip: 89052

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: _____
 Address: _____
 City: _____
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Title Company of Nevada File Number: 152--2019561 MJ/LF
 Address: Post Office Box 151048
 City: Ely State: NV Zip: 89315