

File No: 152--2017369 (MJ)
A.P.N.: 001-341-25
When Recorded, Mail Tax Statements To:
Mr. Matthew Towns
2016 Waterbury Lane
Las Vegas, NV 89314

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

Matthew Towns, a single man

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

PARCEL NO. 34 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 194 OF PLATS, AS FILE NO. 112430 AND CERTIFICATE OF AMENDMENT RECORDED MARCH 17, 1999 IN BOOK B, PAGE 201 A/B OF PLATS AS FILE NO. 112467, 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. 001-341-25

Grant, Bargain and Sale Deed -
continued

File No.: 152-2017369 (MJ)

Date: 7/9/02

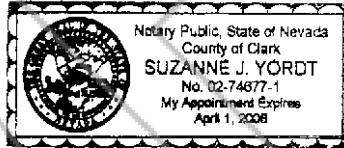
J & S Properties, LLC, a Nevada Limited
Liability Company

James Vincent, Manager
By: James Vincent, Managing Member

STATE OF NEVADA)
 : ss.
COUNTY OF Clark)

This instrument was acknowledged before me on
July 9, 2002 by

James Vincent,
Managing Member of
for
J & S Properties, LLC



Suzanne J. Yordt
Notary Public
(My commission expires: 4/1/2008)

FILED FOR RECORDING
AT THE REQUEST OF
First American Title
2002 JUL 22 PM 12 02
LINCOLN COUNTY RECORDED
FILED 8:38 AM 07/22/02
LESLIE BOUCHER

118532

State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	<u>118532</u>
Book:	<u>165</u> Page: <u>402-403</u>
Date of Recording:	<u>July 22, 2002</u>
Notes:	_____

1. Assessor Parcel Number(s).
- a) 001-341-25
 - 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 _____

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 NRS 375.090, Section: _____
 - b. Explain Reason for Exemption: _____

1. 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 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 Agent
 Signature Matthew R. Towns Capacity Buyer

**SELLER (GRANTOR) INFORMATION
REQUIRED**

Print Name: James Vincent
 Address: 34 Emerald Dunes Way
 City: Henderson
 State: NV Zip: 89052

**BUYER (GRANTEE) INFORMATION
REQUIRED**

Print Name: Matthew R. Towns
 Address: 2016 Waterbury Ln
 City: Las Vegas
 State: NV Zip: 89134

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

Print Name: First American Title Escrow # 152-2017369
 Address: PO Box 151048
 City: Ely State: NV Zip: 89315

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)