

A.P. NO. 001-341-49

R.P.T.T. EXEMPT

WHEN RECORDED MAIL TO:  
J & S Properties, LLC  
34 Emerald Dunes Circle  
Henderson, NV 89052

**GRANT, BARGAIN and SALE DEED**

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

James Vincent, an unmarried man

do(es) hereby GRANT, BARGAIN and SELL to


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

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

Parcel No. 9, as shown on Parcel Map for JAMES VINCENT, filed in the office of the County Recorder of Lincoln County on August 7, 1997, in Book B, Page 56 of plat, as File No. 109505, and amended November 18, 1997, in Book B, Page 70 of plats, as File No. 110131, and amended January 7, 1998, in Book B, Page 82 of plats as File No. 110302, located in a portion of SW 1/4 NE 1/4 of Section 15, Township 1 North, Range 67 East, M.D.B.&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.

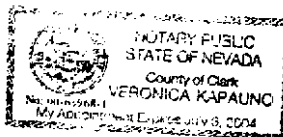
Dated: 8/12/02

  
James Vincent

STATE OF NEVADA  
COUNTY OF CLARK

This instrument was acknowledged before me on 8-12-02, by James Vincent.

  
Notary Public



State of Nevada  
Declaration of Value

1. Assessor Parcel Number(s).

- a) 001-341-49 \_\_\_\_\_
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument #:	118670
Book:	1166
Page:	198-198
Date of Recording:	August 14, 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'/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): \$ -0-  
 Transfer Tax Value: \$ -0-  
 Real Property Transfer Tax Due: \$ Exempt

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 10
- b. Explain Reason for Exemption: Deeding into business organization

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 _____	Capacity	Seller
Signature _____	Capacity	Buyer

**SELLER (GRANTOR) INFORMATION  
REQUIRED**

Print Name: James Vincent  
 Address: 34 Emerald Dunes Circle  
 City: Henderson  
 State: Nevada Zip: 89052

**BUYER (GRANTEE) INFORMATION  
REQUIRED**

Print Name: J & S Properties, LLC  
 Address: 34 Emerald Dunes Circle  
 City: Henderson  
 State: Nevada Zip: 89052

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: J & S Properties, LLC Escrow # \_\_\_\_\_  
 Address: 34 EMERALD DUNES Circle  
 City: Henderson State: NV Zip: 89052