

File No: 252-2054116 (P0)  
A.P.N.: 001-340-30  
When Recorded, Mail Tax Statements To:  
Scott A. Taber  
1900 Buckboard Lane  
Pahrump, NV. 89048

R.P.T.T.: \$26.78

**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

Scott A. Taber, an unmarried man

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

Parcel No. 28 as shown on Parcel Map for James Vincent recorded March 8, 1998 in Plat Book B, Page 194 of plats, as File No. 112430 and Certificate of Amendment therein recorded March 17, 1999 in Plat Book B, Page 281A/B as File No. 112467 in the office of the County Recorder, located in a portion of the NE 1/4 of Section 15, Township 1 North, Range 87 East, N.D.E. and 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.S. 882-340-30

Grant, Bargain and Sale Deed -  
continued

File No.: 152-205-116 (01)

Date: 2/6/03

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

James Vincent  
By: James Vincent, Managing Member

STATE OF NEVADA )  
                          ) ss.  
COUNTY OF CLARK )

This instrument was acknowledged before me on  
February 6, 2003 by  
James Vincent,  
Managing Member of  
and for  
J & S Properties, LLC

Suzanne J. Yorkt  
Notary Public  
(My commission expires: 4/1/2006)



FILED FOR RECORDING  
AT THE REQUEST OF  
**First American Title**  
2003 FEB 14 PM 1 19  
LINCOLN COUNTY, NEVADA  
FELICIA ANN JENSEN  
LESLEE DOUGLASS-HAY

BOOK 170 PAGE 169

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 001-340-30  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property

a)  Vacant Land      b)  Single Fam. Res  
c)  Condo/Townhome      d)  2-4 Plex  
e)  Apt. Bldg.      f)  Comm/Ind  
g)  Agricultural      h)  Mobile Home  
i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY  
Document/Instrument # 119481  
Book 170 Page 168  
Date of Recording: Feb. 14, 2003  
Notes:

3. Total Value/Sales Price of Property:

\$19,000.00  
Dead in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)  
Transfer Tax Value: \$19,000.00  
Real Property Transfer Tax Due \$24.70

4.  Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declare and acknowledge, under penalty of perjury, pursuant to NRS 375.090 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 disclosure 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 375.090, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Jim Vincent Capacity: Manager, J&S Properties, LLC  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: J & S Properties, LLC  
Address: 34 Emerald Dunes Circle  
City: Reno  
State: NV Zip: 89502

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Scott A. Tabor  
Address: 1900 Buckboard Lane  
City: Palmyra  
State: NV Zip: 89048

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

Print Name: First American Title Company of Nevada File Number: 152-2054116 M/JMJ  
Address: 788 Aullman Street, Ely, NV 89301, P.O. Box  
City: Ely State: NV Zip: 89315

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

Reprinted by First American Title Company of Nevada

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 001-340-30
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property

- a)  Vacant Land
- b)  Single Fam. Res
- c)  Condo/Twnhse
- d)  2-4 Pflx
- e)  Apt. Bldg.
- f)  Comm/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>119481</u>
Book	<u>170</u>
Page	<u>168</u>
Date of Recording	<u>Feb 14, 2003</u>
Notes:	

3. Total Value/Sales Price of Property:

\$18,000.00

Dead in Lieu of Foreclosure Only (value of property)

\$

Transfer Tax Value:

\$18,000.00

Real Property Transfer Tax Due

\$24.70

4. Exemption Claimed:

- a. Transfer Tax Exemption, per 375.080, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 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 375.090, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Scott A. Tiber

Capacity: Buyer

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: J & S Properties, LLC

Address: 34 Emerald Dunes Circle

City: Henderson

State: NV Zip: 89052

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Scott A. Tiber

Address: 1900 Buckboard Lane

City: Pahrump

State: NV Zip: 89048

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

Print Name: First American Title Company of Nevada

File Number: 152-2054116 M/MU

Address: 756 Aulman Street, Ely, NV 89301, P.O. Box

City: Ely 89308

State: NV Zip: 89315

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