

File No: 152-2056120 (10)
A.P.N.: 001-341-31
When Recorded, Mail Tax Statements To:
Rianna Stever
P.O. Box 202
Pioche, NV 89043

R.P.T.T.: \$22.75

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

Rianna Stever, a single woman

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

Parcel No. 27 as shown on Parcel Map for James Vixaint recorded March 8, 1999 in Plat Book 8, Page 184 of plats, as File No. 112430 and Certificate of Amendment thereto recorded March 17, 1999 in Plat Book 8, Page 201A/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 67 East, N.D.S. 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.R.

Grant, Bargain and Sale Deed -
continued

File No.: 152-2058120 (M)

Date: 3/4/03

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

Jim Vincent
By: Jim Vincent, Managing Member

STATE OF Nevada,
COUNTY OF Clark

This instrument was acknowledged before me on
MARCH 4TH 2003 by

of
the
J & S Properties, LLC
Jay A. Schema
Notary Public
(My commission expires: JAN 25, 2007)



FILED FOR RECORDING
AT THE REQUEST OF
First American Title
2003 MAR 10 PM 11 30
L.P. OF...
FL. 5...
ELECTRIC CORDON

119744

137 171 121 95

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 001-341-31
b) _____
c) _____
d) _____

2. Type of Property

a) Vacant Land b) Single Fam. Res
c) Condo/Townhse d) 2-4 Plex
e) Apt. Bldg. f) Conns/Indl
g) Agricultural h) Mobile Home
i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument # 18744
Book 11 Page 94-95
Date of Recording: March 10, 2003
Notes: _____

3. Total Value/Sales Price of Property:

\$17,800.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$17,800.00

Real Property Transfer Tax Due

\$22.75

4. Exemption Claimed:

a. Transfer Tax Exemption, per 375.690, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.010 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 375.010, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: _____

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: J & S Properties, LLC

Print Name: Riannon Stever

Address: 34 Emerald Dunes Circle

Address: P.O. Box 802

City: Henderson

City: Pioche

State: NV Zip: 89052

State: NV Zip: 89045

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

Print Name: First American Title Company of Nevada File Number: 152-2056123 MJDSP

Address: 768 Aulman Street, Ely, NV 89301, P.O. Box

City: Ely State: NV Zip: 89315

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 001-341-31
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 # 119744
Book 171 Page 9499
Date of Recording: March 10, 2003
Notes:

3. Total Value/Sales Price of Property:

\$17,500.00

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

Transfer Tax Value: \$17,500.00

Real Property Transfer Tax Due: \$22.75

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 375.030, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.030 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: Riannon Stever Capacity: Buyer Grantee
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: Riannon Stever
Address: P.O. Box 202
City: Floche
State: NV Zip: 89043

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

Print Name: First American Title Company of Nevada File Number: 152-2056120 NJ/DSP
Address: 766 Autumn Street, Ely, NV 89301, P.O. Box
City: Ely State: NV Zip: 89315

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