

A.P. No. 001-341-32  
Escrow No. 152-2084027-MJ/666  
R.P.T.T. (\$24.78)

W/WHY RECORDED MAR. 70:  
Grantor  
1918 Hwy  
Golden Valley, AZ 86413

**GRANT, BARGAIN and SALE DEED**

FOR A 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

Windy Ashburn, an unmarried woman

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

PARCEL NO. 26 AS SHOWN ON PARCEL MAP FOR JAMES VINCENT RECORDED MARCH 8, 1999 IN PLAT BOOK 8, PAGE 192 AS FILE NO. 112428 AND CERTIFICATE OF AMENDMENT THERETO RECORDED MARCH 17, 1999 IN PLAT BOOK 8, PAGE 199A and B, AS FILE NO. 112466 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LOCATED IN A PORTION OF THE NE 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. and M.

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.


Date: 04/08/2003

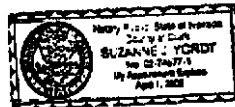
J & S Properties, LLC, a Nevada Limited Liability Company

  
By: Jim Vincent, Managing Member

STATE OF NEVADA )  
                          ) ss.  
COUNTY OF CLARK )

This instrument was acknowledged before me on April 9, 2003 by Jim Vincent.

  
Suzanne J. Yordt  
(My commission expires: 4/1/06 )



COPY

120065

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2002 APR 21 AM 11 46

LINCOLN COUNTY RECORDER  
FILED BY  
LESLIE BOUGHNER TNS

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 001-341-32  
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' Bldg  
g)  Agricultural      h)  Mobile Home  
i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY  
Document/Instrument # 120065  
Book 172 Page 287-288  
Date of Recording: April 21, 2003  
Notes:

3. Total Value/Sales Price of Property: \$18,000.00

Deed 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 NRS 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 375.090 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 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: [Signature] Capacity: Escrow Agent for Seller  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)  
Print Name: J & S Properties, LLC, a Nevada Limited  
Address: 34 Emerald Dunes Circle  
City: Henderson  
State: NV Zip: 89082

**BUYER GRANTEE INFORMATION**  
(REQUIRED)  
Print Name: Windy Ashburn  
Address: 1918 Eloy  
City: Golden Valley  
State: AZ Zip: 86413

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: First American Title Company of Nevada File Number: 152-2084027 MMDSP  
Address: 766 Aultman 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) 001-341-32  
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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument #	<u>120065</u>
Book	<u>172</u>
Page	<u>287, 288</u>
Date of Recording:	<u>April 21, 2003</u>
Notes:	_____

3. Total Value/Sales Price of Property:

\$19,000.00

Deed 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 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 375.090 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 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: \_\_\_\_\_

Signature: Wendy Ashburn Capacity: Buyer

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

Print Name: J & S Properties, LLC, a Nevada Limited

Print Name: Windy Ashburn

Address: Liability Company

Address: 1918 Eloy

Address: 34 Emerald Dunes Circle

City: Golden Valley

City: Henderson

State: AZ Zip: 86413

State: NV Zip: 89052

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

Print Name: First American Title Company of Nevada File Number: 152-2084027 M/J/DSP

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

City: Ely State: NV Zip: 89315

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