

120763

A.P. No. 001-341-40 and 001-341-34  
Escrow No. 152-2084780-MJ/BJH  
R.P.T.T. \$52.00

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2003 AUG 25 AM 9 28

WHEN RECORDED MAIL TO:  
Kim M. Hardy and Susan B. Hardy  
P.O. Box 511  
Mesquite, NV 89024

LINCOLN COUNTY RECORDER  
FEE 15.00 SEP 23 DEP 10  
LESLIE BOUCHER

**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

Kim M. Hardy and Susan B. Hardy, husband and wife as joint tenants with right of survivorship

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

Parcel Nos. 18 and 24 as shown on Subsequent Parcel Map for James Vincent, filed in the Office of the County Recorder of Lincoln County, Nevada, on November 18, 1997 in Book B, page 74 of Plats as File No. 110135, being a division of Parcel 4 of Parcel Map Book B, page 45, situated in Section 15, Township 1 North, Range 67 East, M.D.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: 08/15/2003

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 8-20-03  
Jim Vincent

Christian Moreton  
Notary Public  
(My commission expires: 01-19-07)



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 001-341-40
- b) 001-341-34
- 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'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
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Date of	Aug 25, 2003
Notes	_____

- 3. Total Value/Sales Price of Property: \$40,000.00
- Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- Transfer Tax Value: \$40,000.00
- Real Property Transfer Tax Due \$52.00

4. If 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 375.116, 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: Kim M. Hardy Capacity: Buyer  
 Signature: Susan B. Hardy Capacity: \_\_\_\_\_

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)  
 Print Name: J & S Properties, LLC, a Nevada Limited Liability Company  
 Address: 34 Emerald Dunes Circle  
 City: Henderson  
 State: NV Zip: 89052

(REQUIRED)  
 Print Name: Kim M. Hardy and Susan B. Hardy  
 Address: P.O. Box 511  
 City: Mesquite  
 State: NV Zip: 89024

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

Print Name: First American Title Company of Nevada File Number: 152-2084780 M/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)

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 001-341-40  
b) 001-341-34  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property

a)  Vacant Land    b)  Single Fam. Res  
c)  Condo/Townhse    d)  2-4 Plex  
e)  Apt. Bldg.    f)  Comm/Ind1  
g)  Agricultural    h)  Mobile Home  
i)  Other

FOR RECORDERS OPTIONAL USE ONLY  
Document/Instrument 120763  
Book 177 Page 2425  
Date of Aug. 25, 2003  
Notes

3. Total Value/Sales Price of Property: \$40,000.00

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

Transfer Tax Value: \$40,000.00

Real Property Transfer Tax Due \$92.00

4. Exemption Claimed:

a. Transfer Tax Exemption, per NRS 378.090, Section: \_\_\_\_\_  
b. Explain reason for exemption: \_\_\_\_\_

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

The undersigned declare and acknowledge, under penalty of perjury, pursuant to NRS 378.090 and NRS 378.116, 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 378.090, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Jim Kincaid, Manager Capacity: \_\_\_\_\_

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

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
Print Name: J & S Properties, LLC, a Nevada Limited Liability Company

(REQUIRED)  
Print Name: Kim M. Hardy and Susan B. Hardy

Address: 34 Emerald Drive Circle

Address: P.O. Box 511

City: Henderson

City: Mesquite

State: NV Zip: 89062

State: NV Zip: 89024

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

Print Name: First American Title Company of Nevada  
Address: 765 Aultman Street, Ely, NV 89301, P.O. Box

File Number: 103-3084780 MMDSP

City: Ely

State: NV Zip: 89316

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