

120855

A.P.N.: 001-341-10
File No: 152-2093713 (ND)

When Recorded, Mail Tax Statements To:
William R. and Cindy Ann Floyd
4511 Buckeye Avenue
Las Vegas, NV 89102

FILED FOR RECORDING
AT THE REQUEST OF
First American Title
2003 SEP 3 PM 3 46

LINCOLN COUNTY RECORDED
REC 15 3 46
LESLIE BOUCHER

R.P.T.T.: \$29.25

GRANT, BARGAIN and SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

J & S Properties, a Nevada Limited Liability Company

do(es) hereby GRANT, BARGAIN, and SELL to

William R. Floyd and Cindy Ann Floyd, 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 No. 49 as shown on Parcel Map for JAMES VINCENT, filed in the Office of the County Recorder of Lincoln County on March 8, 1999, in Book 5 of Plats, Page 193, as File No. 112429; and amended by Certificate of Amendment, recorded March 17, 1999, in Book 8 of Plats, Page 200 A/B, as File No. 112466; being a portion of the Northeast Quarter (NE 1/4) of Section 15, Township 1 North, Range 67 East, N.D.B. 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.N.

Grant, Bargain and Sale Deed -
continued


File No.: 152-203713 (M)

Date: _____

J & S Properties, a Nevada Limited Liability
Company


By: Jim Vincent, Managing Member

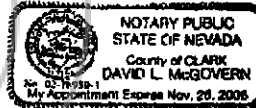
STATE OF Nevada)
) ss.
COUNTY OF Clark)

This instrument was acknowledged before me on 8/2/03
 by

Jim Vincent,
Managing Member of
and for
J & S Properties, LLC


Notary Public

(My commission expires: 11/26/06)



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 001-341-10
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) Comm/Indl
g) Agricultural h) Mobile Home
i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument 120855
Book 177 Page 289-290
Date of Sept. 3, 2003
Notes _____

3. Total Value/Sales Price of Property: _____

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

Transfer Tax Value: _____

Real Property Transfer Tax Due _____

4. if Exemption Claimed:

a. Transfer Tax Exemption, per 375.080, Section: _____

b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declare and acknowledge, under penalty of perjury, pursuant to NRS 375.080 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 disclosure of any claimed exemption, or other determination of additional tax due, may result in a penalty of 50% of the tax due plus interest at 1% per month. Pursuant to NRS 375.080, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: Exec. Agent for Seller

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

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

Address: 34 Emerald Dunes Circle

City: Henderson

State: NV Zip: 89052

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: William R. Floyd and Cindy Ann Floyd

Address: 4511 Buckeye Avenue

City: Las Vegas

State: NV Zip: 89102

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

Print Name: First American Title Company of Nevada File Number: 152-2093713 MU/SKW

Address: 788 Autumn Street, P.O. Box 151048

City: Ev 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) 001-341-10
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

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument 120855
Book 177 Page 289,290
Date of Sept. 3, 2003
Notes

3. Total Value/Sales Price of Property: \$22,500.00
Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
Transfer Tax Value: \$22,500.00
Real Property Transfer Tax Due \$29.25

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 375.110, 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: William R. Floyd Capacity: Buyer
Signature: _____ Capacity: _____

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: William R. Floyd and Cindy Ann Floyd
Address: 4511 Buckeye Avenue
City: Las Vegas
State: NV Zip: 89102

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: First American Title Company of Nevada File Number: 182-2093713 MJ/SKW
Address: 766 Aultman Street, P.O. Box 151048
City: Ely State: NV Zip: 89316