A.P.N.:

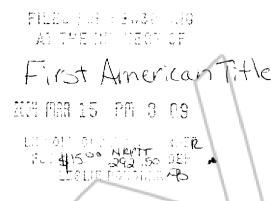
001-331-06

File No:

152-2109536 (MJ)

R.P.T.T.: \$292.50

When Recorded, Mail Tax Statements To: 1. & S. Properties, L.L.C. 34 Emerald Dunes Circle Henderson, NV 89052



GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Richard J. Walters and Ruby L. Walters, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

J. & S. Properties, L.L.C., a Nevada Limited Liability Company

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

The Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) and the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 10, Township 1 North, Range 67 East, M.D.B. and M., Lincoln County, Nevada.

Subject to

- All general and special taxes for the current fiscal year.
- 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.

Date: 03/04/2004

Richard J. Walters	Buly L. Watters
STATE OF Idaho) : ss. COUNTY OF Borneville)	
This instrument was acknowledged before me on	and and wire.
(My commission expires: 6.76.05)	NOTARY
	PUBLIC PU

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)	
а) 001-331-06	\ \
b		\ \
Ç		\ \
d	/	\ \
2.	Type of Property	
а) X Vacant Land b) Single Fam. Res	FOR RECORDERS OPTIONAL USE ONLY
С) Condo/Twnhse d) 2-4 Plex	Document/Instrument 121942
е) Apt. Bldg. f) Comm'l/Ind'l	Book 184 Page: 150
g) Agricultural h) Mobile Home	Date of March 15,2004
i) Other	Notes
3.	Total Value/Sales Price of Property:	\$75,000.00
	Deed in Lieu of Foreclosure Only (value of property)	(\$)
	Transfer Tax Value:	\$75,000.00
	Real Property Transfer Tax Due	\$292.50
4.	If Exemption Claimed:	\ \/ /
	a. Transfer Tax Exemption, per 375.090, Section:	` ' /
	b. Explain reason for exemption:	
5.	Partial Interest: Percentage being transferred:	%
	he undersigned declares and acknowledges, under penalty of perjury, rovided is correct to the best of their information and belief, and can l	
İr	formation provided herein. Furthermore, the disallowance of any clair	med exemption, or other determination of additional tax due, may
	esult in a penalty of 10% of the lax due plus interest at 1% per month nd severally liable for any additional amount owed. \	. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly
5	Sign of the second of the seco	
	Signature: Q alpha Dy B.W	Capacity: Benfors Again
//5	signature Subt	Capacity: Sellers Agent Capacity: Sellers Agent
/5		
g Starte	signature as Subt	Capacity Sillers Agent
/	Signature SELLER (GRANTOR) INFORMATION	Capacity: Sulers Agent BUYER (GRANTEE) INFORMATION
F	SELLER (GRANTOR) INFORMATION (REQUIRED)	Capacity: Seles Agent BUYER (GRANTEE) INFORMATION (REQUIRED)
F	SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Richard J. Walters and Ruby L. Walters	Capacity: Agent Agent BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: J. & S. Properties, L.L.C.
F	SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Richard J. Walters and Ruby L. Walters Address: 4300 North 15th East	Capacity: Agent Agent BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: J. & S. Properties, L.L.C. Address: 34 Emerald Dunes Circle
F	SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Richard J. Walters and Ruby L. Walters Address: 4300 North 15th East City: Idaho Falls	Capacity: Jest Jest BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: J. & S. Properties, L.L.C. Address: 34 Emerald Dunes Circle City: Henderson State: NV Zip: 89052
F G S	SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Richard J. Walters and Ruby L. Walters Address: 4300 North 15th East City: Idaho Falls State: ID Zip: 83401 COMPANY/PERSON REQUESTING RECORDING (required)	Capacity: Jest Jest BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: J. & S. Properties, L.L.C. Address: 34 Emerald Dunes Circle City: Henderson State: NV Zip: 89052 Lired if not seller or buyer)
F F	SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Richard J. Walters and Ruby L. Walters Address: 4300 North 15th East City: Idaho Falls State: ID Zip: 83401 COMPANY/PERSON REQUESTING RECORDING (requirements) Print Name: First American Title Company of Nevada	Capacity: Jest Jest BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: J. & S. Properties, L.L.C. Address: 34 Emerald Dunes Circle City: Henderson State: NV Zip: 89052
F G S G F F F	SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Richard J. Walters and Ruby L. Walters Address: 4300 North 15th East City: Idaho Falls State: ID Zip: 83401 COMPANY/PERSON REQUESTING RECORDING (required)	Capacity: Jest Jest BUYER (GRANTEE) INFORMATION (REQUIRED) Print Name: J. & S. Properties, L.L.C. Address: 34 Emerald Dunes Circle City: Henderson State: NV Zip: 89052 Lired if not seller or buyer)

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