

121963

A.P.N.: 001-341-43
File No: 152-2120807 (MJ)
R.P.T.T.: \$83.85

FULLY PAID RECORDING
AT THE CLERK'S OFFICE

First American Title

2004 MAR 18 PM 1 01

RECORDING FEE \$1500
FOR 8385 REPT 15
LESLIE BUCHHEIT

When Recorded, Mail Tax Statements To:
Steve P. Hinkell
4141 W. OQuendo Road
Las Vegas, NV 89118

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

Steve P. Hinkell, an unmarried man

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

Parcel 15, as shown upon Subsequent Parcel Map for James Vincent recorded November 18, 1997, as file 110134, in Plat Book B, Page 73 in Section 15, Township 1 North, Range 67 East, 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.

Date: 03/12/2004

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

Jim Vincent

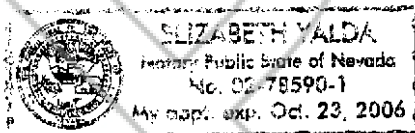
By: Jim Vincent, Managing Member

STATE OF **NEVADA**)
 : ss.
COUNTY OF **LINCOLN**)

This instrument was acknowledged before me on March 15, 2004 by **Jim Vincent**.

Elizabeth Valda
Notary Public

(My commission expires: 10/23/2006)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-341-43 _____
- 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'/Ind'l
- g) Agricultural h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument	<u>121963</u>
Book	<u>184</u> Page: <u>266</u>
Date of	<u>March 18, 2004</u>
Notes	_____

3. Total Value/Sales Price of Property: _____ \$21,500.00

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

Transfer Tax Value: _____ \$21,500.00

Real Property Transfer Tax Due _____ \$83.85

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 375.060 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: *Steve P. Hinkell* Capacity: _____
 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: Steve P. Hinkell
 Address: 4141 W. OQuendo Road
 City: Las Vegas
 State: NV Zip: 89118

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

Print Name: First American Title Company of Nevada File Number: 152-2120807 MJ/SKW
 Address: 768 Aultman Street, P.O. Box 151048
 City: Ely State: NV Zip: 89315

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

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Signature: [Signature]
 Signature: _____

Capacity: Manager
 Capacity: _____

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