FILED FOR RECORDING AT THE REQUEST OF

A.P.N.:

Portion of 001-331-03

File No:

152-2143667 (MJ)

R.P.T.T.:

\$156.00

First American Title

2004 JUL 6 PM 2 29

LINGO'N COUNTY RECORDED FEATING DEP

When Recorded, Mail Tax Statements To: P. R. McManus and Concetta McManus 8976 Dove Cove Drive Las Vegas, NV 89129

GRANT, BARGAIN and SALE DEED

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

James Vincent, an unmarried man

do(es) hereby GRANT, BARGAIN and SELL to

P. R. McManus and Concetta McManus, 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:

That portion of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 10, Township 1 North, Range 67 East, M. D. B. and M., Lincoln County, Nevada described as follows:

Parcel 5, as shown upon Subsequent Parcel Map for Jim Vincent recorded November i7, 2003 in Plat Book C, Page 17, as File 121255.

Subject to

- 1. 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: 05/26/2004

James Vincent Devicent	
STATE OF NEVADA) : ss.	
COUNTY OF CLARK)	
This instrument was acknowledged before me on Julia 2474 2004 by James	es Vincent.
Fatrem on Tall	
Notary Public /	RY PUBLIC
Coun PATRICIA	OF NEVADA Ity of Clark M. PATTEN
Coun PATRICIA My Appointment Expires	March 14, 2008

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)		\wedge
a)	Portion of 001-331-03		()
b)	7.77		\ \
c)_ d)			\ \
2/.	Type of Property		\ \
a)	X Vacant Land b) Single Farn. Res	FOR RE	CORDERS OPTIONAL USE ONLY
c)	Condo/Twnhse d) 2-4 Plex	Document/	Instrument # 12 25 95
e)	Apt. Bldg. f) Comm'l/Ind'l	Book	188 Page: 120
g)	Agricultural h) Mobile Home	Date of Re	cording: July 6, 2004
i)	Other	Notes:	
		-	
3.	Total Value/Sales Price of Property:	\$40,000.0	0
	Deed in Lieu of Foreclosure Only (value of property)	<u> </u>)
	Transfer Tax Value:	\$40,000.0	0
	Real Property Transfer Tax Due	\$156.00	
4.	If Exemption Claimed:		
	a. Transfer Tax Exemption, per 375.090, Section:		/ /
	b. Explain reason for exemption:	1	
5.	Partial Interest: Percentage being transferred:	%	
Th	ne undersigned declares and acknowledges, under penalty of		et to NES 275 000 and NES 275 440
tha	at the information provided is correct to the best of their	information ar	nd belief, and can be supported by
do	cumentation if called upon to substantiate the information pro aimed exemption, or other determination of additional tax due,	ovided herein. . mav result in	Furthermore, the disallowance of any a penalty of 10% of the tax due plus
int	erest at 1% per month. Pursuant to NRS 375.030, the Buyer Iditional amount owed.	and Seller sha	It be jointly and severally liable for any
au		1 1	
Sig	gnature: Jemes (incent	Capacity:	Owner
		/ /	
SH	gnature:	Capacity: _	
	SELLER (GRANTOR) INFORMATION	BUYE	R (GRANTEE) INFORMATION
	(REQUIRED)		(REQUIRED) P. R. McManus and Concetta
Pr	int Name: James Vincent	Print Name:	McManus
Ac	ddress: 34 Emerald Dunes Circle	Address:	8976 Dove Cove Drive
Ci	ty: Henderson	City:	Las Vegas
St	zate: NV Zip: 89052	State:	NV Zip: 89129
C	OMPANY/PERSON REQUESTING RECORDING (required if	not seller or bu	īĀēL)
_			
h	rint Name: First American Title Company of Nevada	File Number:	152-2143667 MJ/SKW
. 1	ddress 768 Aultman Street, P.O. Box 151048		
Ci	ity: Ely	State: NV	Zip: <u>89315</u>

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

Reproduced by First American Title Insurance Rev10/2001

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)		
a)	Portion of 001-331-03		
b) c)	Who are a second and a second a		\wedge
d)		•	()
2.	Type of Property		
a)	X Vacant Land b) Single Fam. Res	FOR REC	CORDERS OPTIONAL USE ONLY
c)	Condo/Twnhse d) 2-4 Plex	Document/	Instrument # 123595
e)	Apt. Bldg. f) Comm'l/Ind'l	Book	88 Page: 120
g)	Agricultural h) Mobile Home	Date of Red	cording: July to 2004
i)	Other	Notes:	
3.	Total Value/Sales Price of Property:	\$40,000.0	0
٥.	· •		
	Deed in Lieu of Foreclosure Only (value of property)	(_\$	
	Transfer Tax Value:	\$40,000.0	0
	Real Property Transfer Tax Due	\$156.00	
4.	If Exemption Claimed:))
	a. Transfer Tax Exemption, per 375.090, Section:		
	b. Explain reason for exemption:		
		/ /	
5.	Partial Interest: Percentage being transferred:	%	
Th	ne undersigned declares and acknowledges, under penalty	of periury pursuar	ot to NRS 375.060 and NRS 375.110
tha	at the information provided is correct to the best of the	neir information an	d belief, and can be supported by
cla	cumentation if called upon to substantiate the information aimed exemption, or other determination of additional tax.	due, may result in	a penalty of 10% of the tax due plus
	erest at 1% per month. Pursuant to NRS 375.030, the Builditional amount owed.	yer and Seller shall	be jointly and severally liable for any
		/ /	~
Si	gnature:	Capacity:	
Si	gnature Rothertte Mc) Ilone	Capacity:	
	SELLER (GRANTOR) INFORMATION		R (GRANTEE) INFORMATION
	(REQUIRED)	///	(REQUIRED)
Pr	rint Name: James Vincent	Print Name:	P. R. McManus and Concetta McManus
Ad	ddress: 34 Emerald Dunes Circle	_ Address:	8976 Dove Cove Drive
Ci	ity: Henderson	City:	Las Vegas
St	tate: <u>NV</u> Zip: <u>89052</u>	_ State:	NV Zip: 89129
<u>C</u>	OMPANY/PERSON REQUESTING RECORDING (require	ed if not seller or t	ouyer)
Pr	rint Name: First American Title Company of Nevada	File Number:	152-2143667 MJ/SKW
A	ddress 768 Aultman Street, P.O. Box 151048		
Ci	ity: Ely	State: NV	Zip: 89315
	(AC A DUDUIC DECORD THIS FORM M	*** BE'DECODDE	DAMODOEU MED)

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