

122694

A.P.N.: Portion 001-331-06  
File No: 152-2144612 (MJ)  
R.P.T.T.: \$87.75

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2004 JUL 20 PM 4 39

LINCOLN COUNTY RECORDED  
FEE 150 87.75 DEPT MMS  
LESLIE BOUCHER

When Recorded, Mail Tax Statements To:  
Richard J. Snyder  
C/O Maycliff RV Park, 4001 E. Sahara Avenue #8  
Las Vegas, NV 89104

**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

Richard J. Snyder, an unmarried man

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

**That portion of the Southwest Quarter (SW1/4) 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 1, of Parcel Map for J and S Properties recorded May 18, 2004 in Plat Book C, page 45 as file 122354, 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: 06/22/2004

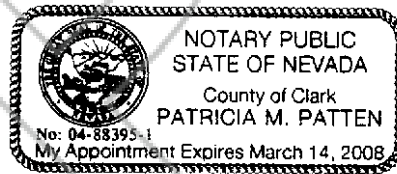
J & S Properties, LLC, a Nevada Limited Liability Company

Jim Vincent, Manager  
By: Jim Vincent, Managing Member

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

This instrument was acknowledged before me on June 25th, 2004 by **Jim Vincent.**

Patricia M. Patten  
Notary Public  
(My commission expires: 3/14/08 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 22, 2004** under Escrow No. **152-2144612.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) Portion 001-331-06
- 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 #	<u>122694</u>
Book	<u>188</u> Page: <u>1</u>
Date of Recording:	<u>July 20, 2004</u>
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 \$87.75

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: *Jim Vincent* Capacity: Manager  
 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: Richard J. Snyder  
 Address: C/O Maycliff RV Park, 4001 E. Sahara Avenue, #8  
 City: Las Vegas  
 State: NV Zip: 89104

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: First American Title Company of Nevada File Number: 152-2144612 MJ/SKW  
 Address: 768 Aultman Street, P.O. Box 151048  
 City: Ely State: NV Zip: 89315

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DECLARATION OF VALUE**

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 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property
- |  |   |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res |
| c) <input type="checkbox"/> Condo/Twnhse           | d) <input type="checkbox"/> 2-4 Plex        |
| e) <input type="checkbox"/> Apt. Bldg.             | f) <input type="checkbox"/> Comm'l/Ind'l    |
| g) <input type="checkbox"/> Agricultural           | h) <input type="checkbox"/> Mobile Home     |
| i) <input type="checkbox"/> Other _____            |   |

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