

122818

FILED FOR RECORDING  
AT THE REQUEST OF

A.P. No. 001-332-40  
Escrow No. 152-2152430-MJ/BJH  
R.P.T.T. \$87.75

First American Title

2004 AUG 11 PM 3 27

**WHEN RECORDED MAIL TO:**

Stuart Pitz  
6570 West Flamingo Road  
Las Vegas, NV 89103

LINCOLN COUNTY RECORDED  
FEE 15<sup>00</sup> 87.75 DEPTMS  
LESLIE BOUCHER

**MAIL TAX STATEMENT TO:**

6570 West Flamingo Road  
Las Vegas, NV 89103

**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

Stuart Pitz, a single 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 26 of Subsequent Parcel Map for J and S Properties recorded July 12, 2004 in Plat Book C, page 64 as File No 122623 in the Office of the County Recorder, 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: 08/04/2004

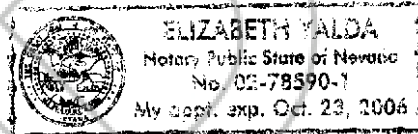
J & S Properties, LLC, a Nevada Limited Liability Company

*Jim Vincent*  
By: Jim Vincent, Managing Member

STATE OF NEVADA )  
                          : ss.  
COUNTY OF Clark )

This instrument was acknowledged before me on \_\_\_\_\_ by  
**J & S Properties, LLC.**

*Elizabeth Valda*  
Notary Public  
(My commission expires: 10/23/2006)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 08/04/2004 under Escrow No. 152-2152430

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 001-332-40  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property
- |  |   |
|--|---|
| a) <input 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 _____  |   |

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	122818
Book	189 Page: 398
Date of Recording:	Aug. 11, 2004
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: [Signature] Capacity: Manager  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

<u>SELLER (GRANTOR) INFORMATION</u>		<u>BUYER (GRANTEE) INFORMATION</u>	
(REQUIRED)		(REQUIRED)	
Print Name:	J & S Properties, LLC	Print Name:	Stuart Pitz
Address:	34 Emerald Dunes Circle	Address:	6570 West Flamingo Road
City:	Henderson	City:	Las Vegas
State:	NV	State:	NV
Zip:	89052	Zip:	89103

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

Print Name: First American Title Company of Nevada File Number: 152-2152430 MJ/MJ  
 Address: 768 Aultman Street, Ely, NV 89301, P.O. Box 151042  
 City: Ely 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) 001-332-40
- 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 \_\_\_\_\_

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Signature: Stuart W. Pitz Capacity: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: J & S Properties, LLC  
 Address: 34 Emerald Dunes Circle  
 City: Henderson  
 State: NV Zip: 89052

Print Name: Stuart Pitz  
 Address: 6570 West Flamingo Road  
 City: Las Vegas  
 State: NV Zip: 89103

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

Print Name: First American Title Company of Nevada  
 Address: 768 Aultman Street, Ely, NV 89301, P.O. Box 151049  
 City: Ely

File Number: 152-2152430 MJ/MJ  
 State: NV Zip: 89315

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