

FILED FOR RECORDING
AT THE REQUEST OF

A.P. No. 001-333-44
Escrow No. 152-2152408-MJ/BJH
R.P.T.T. \$87.75

First American Title

2004 AUG 12 PM 12 12

WHEN RECORDED MAIL TO:

Neil J. Seader and Alice J. Seader, Trustees of
the Seader Living Trust, dated June 6, 1996
PO Box 663
Pioche, NV 89043

LINCOLN COUNTY RECORDER
FEE \$15.00
87.75 DEP
LESLIE BOUCHER LB

MAIL TAX STATEMENT TO:

PO Box 663
Pioche, NV 89043

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

Neil J. Seader and Alice J. Seader, Trustees of the Seader Living Trust, dated June 6,
1996

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 30 of Subsequent Parcel Map for J and S Properties recorded July 12, 2004 in
Plat Book C, page 65 as File No. 122624 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: 08/03/2004

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

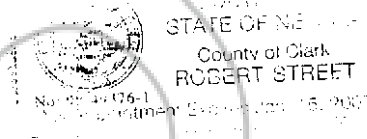
8-24-04 by

J & S Properties, LLC.

Robert S. [Signature]

Notary Public

(My commission expires: 8-15-07)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 08/03/2004 under Escrow No. 152-2152408

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 001-333-44
- 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>122822</u>
Book <u>189</u>	Page <u>411</u>
Date of Recording: <u>Aug 12, 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: Neil J. Seader Capacity: _____

Signature: Alice J. Seader 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: Neil J. Seader and Alice J. Seader, Trustees of the Seader Living Trust, dated June 6, 1996

Address: 3512 Isle Royale Drive

City: Las Vegas

State: NV Zip: 89122

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

Print Name: First American Title Company of Nevada File Number: 152-2152408 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)

Reproduced by First American Title Insurance Rev10/2001

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-333-44
- 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>122822</u>
Book	<u>189</u> Page: <u>411</u>
Date of Recording:	<u>Aug. 12, 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: [Signature] 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: Seader Living Trust
 Address: 3512 Isle Royale Drive
 City: Las Vegas
 State: NV Zip: 89122

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

Print Name: First American Title Company of Nevada File Number: 152-2152408 MJ/MJ
 Address: 768 Aultman Street, Ely, NV 89301, P.O. Box 454042
 City: Ely State: NV Zip: 89315

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