

1 2 2 8 2 4

A.P. No. 001-332-42
Escrow No. 152-2150080-MJ/BJH
R.P.T.T. \$91.76

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2004 AUG 12 PM 3 32

LINCOLN COUNTY RECORDED
FEE 15⁰⁰ 91.76 DEPT 110
LESLIE BOUCHER

WHEN RECORDED MAIL TO:

Fannie L. Gorman
805 Bear Mountain Avenue
North Las Vegas, NV 89031

MAIL TAX STATEMENT TO:

805 Bear Mountain Avenue
North Las Vegas, NV 89031

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

Fannie L. Gorman, a widow

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 28 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: 08/02/2004

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 8-6-04 by

J & S Properties, LLC.

Robert [Signature]

Notary Public

(My commission expires: 1-1-07)

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROBERT STREET
Notary Public No. 16-1
Commission Expires Jan. 16, 2007

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 08/02/2004 under Escrow No. 152-2150080

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-332-42
- 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'Wind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>122824</u>
Book	<u>189</u> Page: <u>419</u>
Date of Recording:	<u>Aug. 12, 2001</u>
Notes:	_____

3. Total Value/Sales Price of Property: _____

\$23,500.00

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

Transfer Tax Value: _____

\$23,500.00

Real Property Transfer Tax Due _____

\$91.75 91.05

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 375.090 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: Fannie L. Gorman Capacity: _____

Signature: _____ Capacity: _____

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

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

Print Name: J & S Properties, LLC

Print Name: Fannie L. Gorman

Address: 34 Emerald Dunes Circle

Address: 805 Bear Mountain Avenue

City: Henderson

City: North Las Vegas

State: NV Zip: 89052

State: NV Zip: 89031

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

Print Name: First American Title Company of Nevada

File Number: 152-2150080 MJ/DSP

Address: 788 Aultman Street, Ely, NV 89301, 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

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Signature: [Signature] Capacity: Manager

Signature: _____ Capacity: _____

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BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

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Address: 768 Aultman Street, Ely, NV 89301, P.O. Box

City: Ely

State: NV Zip: 89315

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