FILED FOR RECORDING AT THE REQUEST OF

A.P. No.

001-333-28

Escrow No.

152-2150011-MJ/BJH

R.P.T.T.

\$91.64

WHEN RECORDED MAIL TO:

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

> MAIL TAX STATEMENT TO: Fannie L. Gorman 805 Bear Mountain Avenue North Las Vegas, NV 89031

First American Title 2004 AUG 12 PM 3 36

FEE 15% 91.05 DEP TWO
LESLIE BOUCHER

## 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 16 of Parcel Map for J and S properties recorded May 18, 2004 in Plat Book C, page 49 as File No. 122358 in the Office of the County Recorder, Lincoln County, Nevada.

## 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: 08/02/2004

J & S Properties, LLC, a Nevada Limited Liability Company	^
By: Jim Vincent, Managing Member	
STATE OF NEVADA ) : ss.	
COUNTY OF Clark )	
This instrument was acknowledged before me on	STATE OF RE County of Quita PODEAT STREET
J & S Properties, LLC.	and the second s
Notary Public	/ /
(My commission expires: P. (. 7.97)	· /

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 08/02/2004 under Escrow No. 152-2150011

## STATE OF NEVADA DECLARATION OF VALUE

a) 001-333-28		
c)		
d)		
Type of Property	FOR RECORDERS OPTIONAL US	RE ONLY
s) 🔀 Vacant Land b) 💹 Single Fam. Res	FOR RECORDERS OF TORRE OF	SE ONLI
c) Condo/Twnhse d) 2-4 Plex		
e) Apt. Bidg. f) Comm'l/Ind'l	Book Page:	
g) Agricultural h) Mobile Home	Date of Recording:	
i) Other	Notes:	
		The Real Property lies, the Persons Lies, the Pe
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	\$91.65	
If Exemption Claimed:		
		li.
Transfer Tax Exemption, per 375.090, Section:     Explain reason for exemption:		\
b. Explain reason for exampleon.		١.
5. Partial Interest: Percentage being transferred:  The unitersinged declares and acknowledges, under penalty of	%  Foerlury: cursuant to NRS 375.060 and N	RS 375.1
The undersigned declares and acknowledges, under penalty of that the information provided is correct to the best of the documentation if called upon to substantiate the Information periods the description of professional levy distinctions of professional levy distinctions.	f perjury, oursuant to NRS 375.060 and N r information and belief, and can be s rovided herein. Furthermore, the disallov	supported vance of 6 tax due o
The undersigned declares and acknowledges, under penalty of that the information provided is correct to the best of theil documentation if called upon to substantiate the Information policimed examption, or other determination of additional tax distress at 1% per month. Pursuant to NRS 375.030, the Buye	f perjury, oursuant to NRS 375.060 and N r information and belief, and can be s rovided herein. Furthermore, the disallov	supported vance of 6 tax due o
The undersigned declares and acknowledges, under penalty of that the information provided is correct to the best of the documentation if called upon to substantiate the Information polarined exemption, or other determination of additional tax of interest at 1% per month. Pursuant to NRS 375.030, the Buye additional smount owed.	f perjury, pursuant to NRS 375.060 and N r information and belief, and can be r information and belief, and can be rovided herein. Furthermore, the disallow te, may result in a penalty of 10% of the r and Seller shall be jointly and severally	upported vance of s tax due o
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The undersigned declares and acknowledges, under penalty of that the information provided is correct to the best of the documentation if called upon to substantiate the Information policiemed exemption, or other determination of additional tax disinterest at 1% per month. Pursuant to NRS 375.030, the Buyer additional amount owed.  Signature:  SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Name:  J & S Properties, LLC  Address:  34 Emerald Dunes Circle  City:  Henderson  State:  NV  Zip: 89052  CONPANY/PERSON REQUESTING RECORDING (required)  Print Name:  First American Title Company of Nevada  788 Authrian Street, Ety. NV 89301, P.O. Box	f perjury, oursuant to NRS 375.060 and N r information and belief, and can be a rovided herein. Furthermore, the disallov ie, may result in a penalty of 10% of the r and Seller shall be jointly and severally  Capacity:  Capacity:  BUYER (GRANTEE) INFORM (REQUIRED)  Print Name: Fannie L. Gorman  Address: 806 Bear Mountain Av City: North Las Vegas  State: NV Zip	enue de la company de la compa
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Jok 100 Pt 427

## STATE OF NEVADA DECLARATION OF VALUE

1	Assessor Parcel Number(s)		/\
a)	001-333-28		( )
b)	· · · · · · · · · · · · · · · · · · ·		\ \
c) <sub>.</sub> d)			\ \
2.	Type of Property		\ \
a)	X Vacant Land b) Single Fam. Res	FOR RE	CORDERS OPTIONAL USE ONLY
c)	Condo/Twnhse d) 2-4 Plex	Document/I	nstrument #
e)		Book	Page:
g)	Agricultural h) Mobile Home	Date of Rec	cording:
i)	Other	Notes:	
3.	Total Value/Sales Price of Property:	\$23,500.0	0
	Deed in Lieu of Foreclosure Only (value of property)	\$	
	Transfer Tax Value:	\$23,500.0	o
	Real Property Transfer Tax Due	\$91.64	
4.	If Exemption Claimed:	/ /	
	a. Transfer Tax Exemption, per 375.090, Section:		<u> </u>
	b. Explain reason for exemption:		<
5. Th	Partial Interest: Percentage being transferred:  ne undersigned declares and acknowledges, under penalty of at the information provided is correct to the best of their	perjury, pursuar	nt to NRS 375.060 and NRS 375.110, and belief, and can be supported by
do cla int	ocumentation if called upon to substantiate the information prairies exemption, or other determination of additional tax due terest at 1% per month. Pursuant to NRS 375.030, the Buye	rovided herein. e, may result in	Furthermore, the disallowance of any a penalty of 10% of the tax due plus
ad	dditional amount owed.		<b>NA A</b>
Si	gnature: Wen	Capacity:	Monogen
	gnature:	Capacity:	<u> </u>
A STATE OF THE PARTY OF THE PAR	SELLER (GRANTOR) INFORMATION	/ / /	R (GRANTEE) INFORMATION
	(REQUIRED)		(REQUIRED)
Pr	rint Name: J & S Properties, LLC	Print Name:	Fannie L. Gorman
A	ddress: 34 Emerald Dunes Circle	Address:	805 Bear Mountain Avenue
Ci	ity: Henderson	City:	North Las Vegas
St	tate: NV Zip: 89052	State:	NV Zip: 89031
\ <u>c</u>	OMPANY/PERSON REQUESTING RECORDING (required if	not seller or bu	.yer)
-	\		
_ Pr	rint Name: First American Title Company of Nevada	File Number:	152-2150011 MJ/MJ
A	ddress 768 Authman Street, Ely, NV 89301, P.O. Box	_	
C	ity: Ely	State: NV	Zip: <u>89315</u>
	(AS A DIREIO DECORD THIS ECOM MAY	DE DECADACI	

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