

122826

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

First American Title  
2004 AUG 12 PM 3 36

*WHEN RECORDED MAIL TO:*

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

LINCOLN COUNTY RECORDER  
FEE 15<sup>00</sup> 91.05 DEP TTD  
LESLIE BOUCHER

*MAIL TAX STATEMENT TO:*

Fannie L. Gorman  
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 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.
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

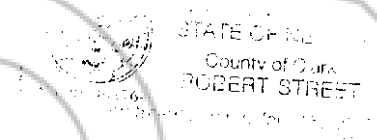
J & S Properties, LLC, a Nevada Limited Liability Company

*Jim Vincent*  
By: Jim Vincent, Managing Member

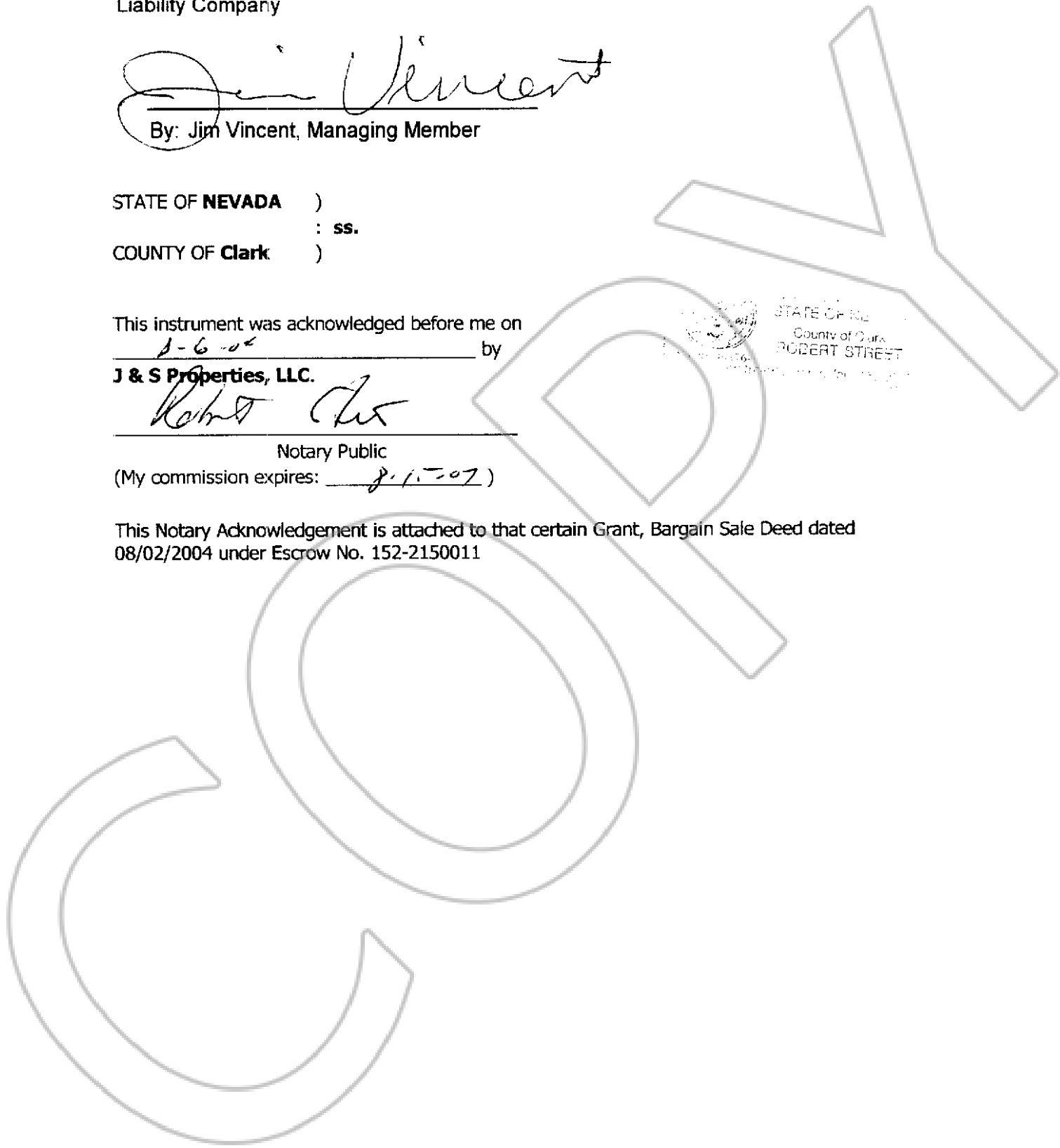
STATE OF **NEVADA** )  
                                  : **ss.**  
COUNTY OF **Clark** )

This instrument was acknowledged before me on 8-6-07 by J & S Properties, LLC.

*Robert Clark*  
Notary Public  
(My commission expires: 8.1.07)



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**

1. Assessor Parcel Number(s)  
 a) 001-333-28  
 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' Vind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument #	_____
Book	_____ Page: _____
Date of Recording:	_____
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 \$91.65

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: Fannie L. Gorman Capacity: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

<b>SELLER (GRANTOR) INFORMATION</b> (REQUIRED)	<b>BUYER (GRANTEE) INFORMATION</b> (REQUIRED)
Print Name: <u>J &amp; S Properties, LLC</u>	Print Name: <u>Fannie L. Gorman</u>
Address: <u>34 Emerald Dunes Circle</u>	Address: <u>805 Bear Mountain Avenue</u>
City: <u>Henderson</u>	City: <u>North Las Vegas</u>
State: <u>NV</u> Zip: <u>89052</u>	State: <u>NV</u> Zip: <u>89031</u>

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: First American Title Company of Nevada File Number: 152-2150011 MJ/DSP  
 Address: 768 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 Rev 10/2001

# STATE OF NEVADA DECLARATION OF VALUE

- 1 Assessor Parcel Number(s)  
 a) 001-333-28  
 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'/Ind'l     |
| g) <input type="checkbox"/> Agricultural           | h) <input type="checkbox"/> Mobile Home     |
| i) <input type="checkbox"/> Other _____            |   |

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Signature: *Jeri 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: Fannie L. Gorman  
 Address: 805 Bear Mountain Avenue  
 City: North Las Vegas  
 State: NV Zip: 89031

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

Print Name: First American Title Company of Nevada File Number: 152-2150011 MJ/MJ  
 Address: 768 Aultman Street, Ely, NV 89301, P.O. Box 151042  
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