

1 2 2 9 0 5

A.P.N.: 001-332-34
File No: 152-2149134 (MJ)
R.P.T.T.: \$171.60

FILED FOR RECORDING
AT THE REQUEST OF

First American Title
2004 AUG 23 AM 11 52

LINCOLN COUNTY RECORDER
FEE 1500.00 DEPT. 17
LESLIE BOUCHER

When Recorded Mail To: and Mail Tax Statements To:
Earnest R. Graver and Darlia J. Graver
4542 Testarossa Lane
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

Earnest R. Graver and Darlia J. Graver, husband and wife, and Gayneeth Graver, an unmarried woman, ALL as joint tenants with right of survivorship

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:

Parcels 19 and 20 of Subsequent Parcel Map for J and S Properties recorded July 12, 2004 in Plat Book C, page 62 as File No. 122621 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: 06/24/2004

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

Jim Vincent

By: Jim Vincent, Managing Member

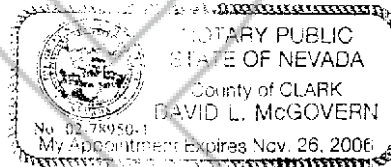
STATE OF **NEVADA**)
 : ss.
COUNTY OF **CLARK**)

This instrument was acknowledged before me on July 28, 2004 by **Jim Vincent**.

David L. McGovern

Notary Public

(My commission expires: 11/26/06)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 24, 2004** under Escrow No. **152-2149134**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-332-33
- b) 001-332-34
- 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>122905</u>
Book	<u>190</u> Page: <u>179</u>
Date of Recording:	<u>Aug. 23, 2004</u>
Notes:	_____

3. Total Value/Sales Price of Property:

\$44,000.00

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

Transfer Tax Value: \$44,000.00

Real Property Transfer Tax Due \$171.60

4. **ii 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: _____ Capacity: _____

Signature: [Signature] Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: J & S Properties, LLC

Print Name: Earnest R. Graver and Darlia J. Graver

Address: 34 Emerald Dunes Circle

Address: 4542 Testarossa Lane

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: 152-2149134 MJ/DSP

Address: 768 Aultman Street, P.O. Box 151048

City: Ey State: NV Zip: 89315

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

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Signature: *Earnest R. Graver* Capacity: *Buyer*

Signature: _____ Capacity: _____

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(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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