

123065

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2004 SEP 16 PM 12 38

LINCOLN COUNTY RECORDER
FEE \$15.00 NRPT 85% DEP
LESLIE BOUCHER

A.P.N.: 001-333-43
File No: 152-2158774 (MJ)
R.P.T.T.: \$85.80

When Recorded Mail To: and Mail Tax Statements To:
Neil J. Seader and Alice J. Seader
P.O. 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 Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 10, Township 1 North, Range 67 East, M.D.B. & M., Lincoln County, Nevada, described as follows:

Parcel 29 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: 09/08/2004

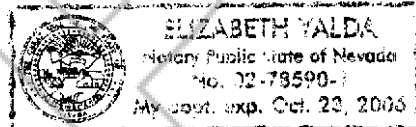
J & S Properties, LLC, a Nevada Limited Liability Company

Jim Vincent, Manager
By: Jim Vincent, Managing Member

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

This instrument was acknowledged before me on September 13, 2004 by **Jim Vincent.**

Elizabeth Valda
Notary Public
(My commission expires: 10-23-2006)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 08, 2004** under Escrow No. **152-2158774.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 031-333-43
- 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>123065</u>
Book	<u>191</u> Page: <u>175-176</u>
Date of Recording:	<u>123065</u>
Notes:	<u>Sept 16, 2004</u>

3. Total Value/Sales Price of Property: _____

\$22,000.00

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

Transfer Tax Value: _____

\$22,000.00

Real Property Transfer Tax Due _____

\$85.80

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: _____

Signature: [Signature] Capacity: _____

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

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

Print Name: J & S Properties, LLC, a Nevada Limited Liability Company

Address: 34 Emerald Dunes Circle

City: Henderson

State: NV Zip: 89052

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

Address: P.O. Box 663

City: Pioche

State: NV Zip: 89043

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

Print Name: First American Title Company of Nevada File Number: 152-2158774 M.J/SKW

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

City: Ely State: NV Zip: 89315

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Signature: [Signature]

Capacity: Manager

Signature: _____

Capacity: _____

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(REQUIRED)

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