

123180

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2004 OCT 5 PM 12 38

LINCOLN COUNTY RECORDER
FEE \$15.00 NPTT 85.80 DEP
LESLIE BOUCHER

A.P.N.: 001-333-35
File No: 152-2159448 (MJ)
R.P.T.T.: \$85.80

When Recorded Mail To: and Mail Tax Statements To:
Michael Ludlow
4520 Wheelk Place
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

Michael Ludlow, a single man

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 21 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: 09/22/2004

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-333-35 _____
- 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) Agncultural h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	123180
Book	192
Page	94-95
Date of Recording	October 5, 2004
Notes:	

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: Manager
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: J & S Properties, LLC

Print Name: Michael Ludlow

Address: 34 Emerald Dunes Circle

Address: 4520 Wheelk Place

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: 152-2159448 MJ/SKW

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

City: Ely State: NV Zip: 89315

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

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Signature: Michael Ludlow Capacity: Buyer

Signature: _____ Capacity: _____

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