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FILED FOR RECORDING
AT THE REQUEST OF

A.P.N.: 001-333-36
File No: 152-2164405 (MJ)
R.P.T.T.: \$91.65

First American Title

2004 OCT 25 PM 12 38

LINCOLN COUNTY RECORDER
FILE #15⁰⁰ GRANT REF
LESLIE BOUCHER LP

When Recorded Mail To: and Mail Tax Statements To:
Seann M. McManus and Shanna R. McManus
206 Trenier Drive
Henderson, NV 89015

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

Seann M. McManus and Shanna R. McManus, husband and wife 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 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 22 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: 10/14/2004

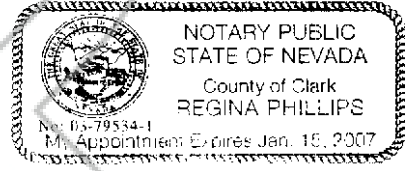
J & S Properties, LLC., a Nevada Limited Liability Company

Jim Vincent
By: Jim Vincent, Managing Member

STATE OF **NEVADA**)
COUNTY OF ~~LINCOLN~~ *Clark*) **ss.**

This instrument was acknowledged before me on *October 20, 2004* by **Jim Vincent.**

Regina Phillips
Notary Public
(My commission expires: *Jan 15, 2007*)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 14, 2004** under Escrow No. **152-2164405**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-333-36
- 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>123276</u> |
| Book | <u>192</u> Page: <u>399</u> |
| Date of Recording: | <u>Oct 24, 2004</u> |
| 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: [Signature] Capacity: Manager
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)
 Print Name: J & S Properties, LLC, a Nevada Limited Liability Company
 Address: 34 Emerald Dunes Circle
 City: Henderson
 State: NV Zip: 89052

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Seann M. McManus and Shanna R. McManus
 Address: 206 Trenier Drive
 City: Henderson
 State: NV Zip: 89015

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

Print Name: First American Title Company of Nevada File Number: 152-2164405 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)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-333-36
 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'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

| FOR RECORDERS OPTIONAL USE ONLY | |
|---------------------------------|---------------|
| Document/Instrument # | 123274 |
| Book | 192 Page: 399 |
| Date of Recording: | Oct 25, 2004 |
| 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

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Signature: *Seann M. McManus* Capacity: Buyer
 Signature: *Shanna R. McManus* Capacity: Buyer

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