

123331

A.P.N.: 001-331-86
File No: 152-2164407 (MJ)
R.P.T.T.: \$173.55

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2004 NOV 3 PM 1 18

LINCOLN COUNTY RECORDER
FEE \$15.00
MISS DEP
LESLIE BOUCHER RP

When Recorded Mail To: and Mail Tax Statements To:
Thunder Valley Ranch, LLC
9529 Grand Grove Court
Las Vegas, NV 89149

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Little Chapel on the Corner, LLC, a Nevada Limited Liability Company

do(es) hereby *GRANT, BARGAIN and SELL* to

Thunder Valley Ranch, LLC a Nevada Limited Liability Company

the real property situate in the County of Lincoln, State of Nevada, described as follows:

That portion of the Northeast Quarter (NE1/4) 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 8, as shown upon Subsequent Parcel Map for Jim Vincent recorded November 17, 2003 in Plat Book C, Page 18, as File 121256.

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: 10/08/2004

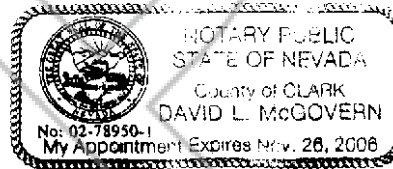
Little Chapel on the Corner, a Nevada Limited Liability Company

Jim Vincent
By: Jim Vincent, Managing Member

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

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

David L. McGovern
Notary Public
(My commission expires: 11/28/06)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 08, 2004** under Escrow No. **152-2164407**.

1 Signature

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 001-331-86
 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 #	123331
Book	193 Page: 139-140
Date of Recording:	November 3, 2004
Notes:	

3. Total Value/Sales Price of Property: \$44,500.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$44,500.00
 Real Property Transfer Tax Due \$173.55

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: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>Little Chapel on the Corner, LLC, a Nevada Limited Liability Company</u>	Print Name: <u>Thunder Valley Ranch, LLC, a Nevada Limited Liability Company</u>
Address: <u>34 Emerald Dunes Circle</u>	Address: <u>9529 Grand Grove Court</u>
City: <u>Henderson</u>	City: <u>Las Vegas</u>
State: <u>NV</u> Zip: <u>89052</u>	State: <u>NV</u> Zip: <u>89149</u>

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

Print Name: First American Title Company of Nevada File Number: 152-2164407 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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BOOK 193 : 141

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- b) _____
- c) _____
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Signature: [Signature]

Capacity: Manager

Signature: _____

Capacity: _____

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BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

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Print Name: Thunder Valley Ranch, LLC, a Nevada Limited Liability Company

Address: 34 Emerald Dunes Circle

Address: 9529 Grand Grove Court

City: Henderson

City: Las Vegas

State: NV Zip: 89052

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