

123401

A.P.N.: 001-332-18
File No: 152-2173062 (MJ)
R.P.T.T.: \$89.70

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2004 NOV 16 PM 12 42

LINCOLN COUNTY RECORDER
FEE \$15.00 NKPT
\$1.70 DEP
LESLIE BOUCHER

When Recorded Mail To: and Mail Tax Statements To:
Duane R. Bottoms and Susan Bottoms
2701 Tenaya Drive
Carson City, NV 89706

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

Duane R. Bottoms and Susan Bottoms, 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 Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 10, Township 1 North, Range 67 East, M.D.B.&M., Lincoln County, Nevada described as follows:

Parcel 5 of Parcel Map for J and S Properties recorded May 18, 2004 in Plat Book C, page 46 as File No. 122355, filed 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: 11/07/2004

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

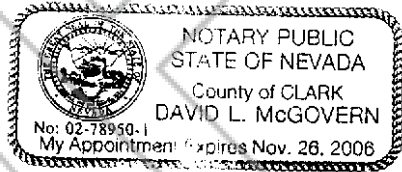
Jim Vincent
By: Jim Vincent, Managing Member

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

This instrument was acknowledged before me on NOVEMBER 8, 2004 by **Jim Vincent**.

David L. McGovern
Notary Public

(My commission expires: 4/26/06)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 07, 2004** under Escrow No. **152-2173062**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-332-18
 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>123401</u>
Book	<u>193</u> Page: <u>337-338</u>
Date of Recording:	<u>December 16, 2004</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$23,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$23,000.00
 Real Property Transfer Tax Due \$89.70

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: Duane R. Bottoms Capacity: Buyer
 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: Duane R. Bottoms and Susan Bottoms
 Address: 2701 Tenaya Drive
 City: Carson City
 State: NV Zip: 89706

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Title Company of Nevada File Number: 152-2173062 MJ/SKW
 Address: 768 Aultman Street
 City: Ely State: NV Zip: 89301

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

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