

A.P.N.: 001-333-45
 File No: 152-2164393 (MJ)
 R.P.T.T.: \$91.65

FILED FOR RECORDING
 AT THE REQUEST OF

First American Title

2004 NOV 30 PM 2 54

LINCOLN COUNTY RECORDER
 FEES 15.00
 MADTT
 91.65 DEP
 LESLIE BOUCHER

When Recorded Mail To: and Mail Tax Statements To:
 Marche Denton Karger and Timi Leigh Karger and James
 C. Pettus
 5439 Coleman Street
 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

Marche Denton Karger and Timi Leigh Karger, husband and wife, as joint tenants with right of survivorship, as to an undivided one-half interest, and James C. Pettus, a married man as his sole and separate property as to an undivided one-half interest,

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

That portion of the Southwest Quarter (SW1/4) 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 31 of Subsequent Parcel Map for J & 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: 10/24/2004

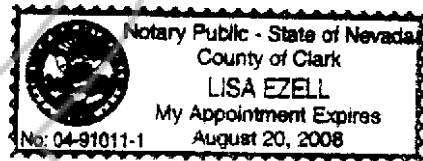
J & S Properties, LLC, a Nevada Limited Liability Company

Jim Vincent
By: Jim Vincent, Managing Member

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

This instrument was acknowledged before me on Oct 26 2004 by **Jim Vincent.**

Lisa Ezell
Notary Public
(My commission expires: Aug 20 2008)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 24, 2004** under Escrow No. **152-2164393**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-333-45
 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 #	<u>123457</u>
Book	<u>194</u> Page: <u>120-121</u>
Date of Recording	<u>November 30, 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: Timi Leigh Karger Capacity: BUYER(S)
 Signature: Marche D. Karger Capacity: Buyer

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: Marche Denton Karger and Timi Leigh Karger and James C. Pettus
 Address: 5439 Coleman Street
 City: North Las Vegas
 State: NV Zip: 89031

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Title Company of Nevada File Number: 152-2164393 MJ/SKW
 Address 768 Aultman Street
 City: Ely State: NV Zip: 89301

**STATE OF NEVADA
DECLARATION OF VALUE**

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Signature: *Jim Vincent* Capacity: Manager

Signature: _____ Capacity: _____

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