

FILED FOR RECORDING
AT THE REQUEST OF

A.P.N.: 001-332-16
File No: 152-2177840 (MJ)
R.P.T.T.: \$91.65

First American Title
2004 DEC 28 PM 2 43

LINCOLN COUNTY CLERK
FEE \$15.00
LESLIE BOCHNER

When Recorded Mail To: and Mail Tax Statements To:
Paul C. Fife and Karen Kaye Fife
P.O. Box 128
Pioche, NV 89043

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

Paul C. Fife and Karen Kaye Fife, 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 (SW1/4) of the Southeast Quarter (SE1/4) of Section 10, Township 1 North, Range 67 East, M.D.B. & M., Lincoln County, Nevada, described as follows:

Parcel 3 as shown upon Parcel Map recorded May 18, 2004 for J and S Properties in Plat Book C, Page 45 as Document 122354.

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: 12/09/2004

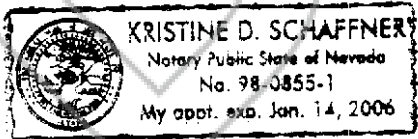
J & S Properties, LLC, a Nevada Limited Liability Company

Jim Vincent
By: Jim Vincent, Managing Member

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

This instrument was acknowledged before me on December 10, 2004 by **Jim Vincent.**

Kristine D. Schaffner
Notary Public
(My commission expires: 1/14/06)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **December 09, 2004** under Escrow No. **152-2177840**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-332-16
 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 #	123565
Book	195 Page 39-40
Date of Recording:	Dec 28, 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

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, L.L.C, a Nevada Limited Liability Company
 Address: 34 Emerald Dunes Circle
 City: Henderson
 State: NV Zip: 89052

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Paul C. Fife and Karen Kaye Fife
 Address: P.O. Box 128
 City: Pioche
 State: NV Zip: 89043

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Title Company of Nevada File Number: 152-2177840 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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- e) Apt. Bldg. f) Comm'l/Ind'l
- g) Agricultural h) Mobile Home
- i) Other _____

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Signature: Paul C. Fife Capacity: _____

Signature: Karen Kaye Fife Capacity: _____

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BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

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