

123602

A.P.N.: 001-333-37
File No: 152-2179486 (NJ)
R.P.T.T.: \$91.65

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 JAN 5 PM 12 02

LINCOLN COUNTY RECORDER
FEE \$15.00 & L.S. DEPT. OF
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:
Mary Kathleen Twite
1190 Guyotte Road
Alpena, MI 49707

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

Mary Kathleen Twite, a widow

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

A portion of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 10, Township 1 North, Range 67 East, Mount Diablo Base & Meridian, more particularly described as follows:

Parcel Twenty-Three (23) as shown on that certain Parcel Map recorded July 12, 2004 as File No. 122622, in the Office of the County Recorder of 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: 12/19/2004

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

Jim Vincent
By: Jim Vincent, Managing Member

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

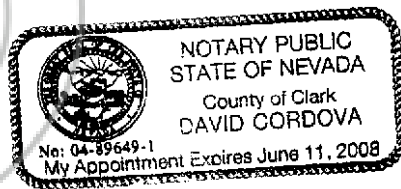
This instrument was acknowledged before me on 12/19/04 by **Jim Vincent.**

David Cordova

Notary Public

(My commission expires: June 11, 2008)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **December 19, 2004** under Escrow No. **152-2179486**.



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 001-333-37
- 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'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>123602</u>
Book	<u>195</u> Page: <u>248-249</u>
Date of Recording:	<u>Jan 5, 2005</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

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: J & S Properties, LLC, a Nevada Limited Liability Company

Print Name: Mary Kathleen Twite

Address: 34 Emerald Dunes Circle

Address: 1190 Guyotte Road

City: Henderson

City: Alpena

State: NV Zip: 89052

State: MI Zip: 49707

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

Print Name: First American Title Company of Nevada

File Number: 152-2179486 MJ/SKW

Address: 768 Aultman Street

City: Ely

State: NV Zip: 89301

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-333-37
 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 _____ | |

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Signature: *Mary Kathleen Twite* Capacity: _____
 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: Mary Kathleen Twite
 Address: 1190 Guyotte Road
 City: Alpena
 State: MI Zip: 49707

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

Print Name: First American Title Company of Nevada File Number: 152-2179486 MJ/SKW
 Address: 768 Aultman Street
 City: Ely State: NV Zip: 89301

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