

1 2 3 6 1 1

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 JAN 10 AM 12 02

LINCOLN COUNTY RECORDER
FEE \$15.00 NPPTA 41.65 DEP
LESLIE BOUCHER LB

A.P.N.: 001-332-15
File No: 152-2179499 (MJ)
R.P.T.T.: \$91.65

When Recorded Mail To: Mail Tax Statements To:
Patrick S. Cain and Cheryl A. Cain
6348 Clarice Avenue
Las Vegas, NV 89107

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

Patrick S. Cain and Cheryl A. Cain, 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., described as follows:

Parcel 2 as shown upon Parcel Map recorded May 18, 2004 for J and S Properties in Plat Book C, Page 45 as Document 122354, 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: 12/17/2004

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

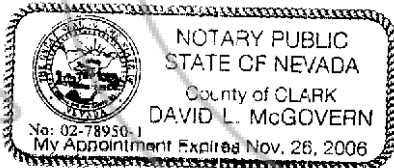
Jim Vincent
By: Jim Vincent, Managing Member

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

This instrument was acknowledged before me on DECEMBER 17, 2004 by
Jim Vincent.

David L. McGovern
Notary Public
(My commission expires: 11/26/06)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
December 17, 2004 under Escrow No. **152-2179499.**



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-332-15
- 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>123611</u>
Book <u>195</u>	Page <u>317-318</u>
Date of Recording: <u>Jan, 10, 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: Monogay

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

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

Print Name: Patrick S. Cain and Cheryl A. Cain

Address: 34 Emerald Dunes Circle

Address: 6348 Clarice Avenue

City: Henderson

City: Las Vegas

State: NV Zip: 89052

State: NV Zip: 89107

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

Print Name: First American Title Company of Nevada File Number: 152-2179499 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) 001-332-15
 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>123611</u>
Book	<u>195</u> Page: <u>317-318</u>
Date of Recording:	<u>Jan. 10, 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: _____

Capacity: *[Signature]*

Signature: _____

Capacity: *[Signature]*

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: J & S Properties, LLC, a Nevada Limited Liability Company
 Address: 34 Emerald Dunes Circle
 City: Henderson
 State: NV Zip: 89052

(REQUIRED)
 Print Name: Patrick S. Cain and Cheryl A. Cain
 Address: 6348 Clarice Avenue
 City: Las Vegas
 State: NV Zip: 89107

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

Print Name: First American Title Company of Nevada File Number: 152-2179499 MJ/SKW
 Address: 768 Aultman Street
 City: Ely State: NV Zip: 89301

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

Reproduced by First American Title Insurance Rev10/2001