

1 2 3 7 0 4

A.P.N.: . 001-332-22
File No: 152-2186266 (MJ)
R.P.T.T.: \$85.80

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 JAN 31 PM 1 43

When Recorded Mail To: Mail Tax Statements To:
Jeffrey A. Hughes
1531 Betty Lane
Las Vegas, NV 89110

LINCOLN COUNTY RECORDED
FEE 15.00 RPTT 85.80 DEP au
LESLIE BOUCHER

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

Jeffrey A. Hughes, an unmarried man

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 9 of Parcel Map for J & S Properties recorded May 18, 2004 in Plat Book "C", Page 47 as File No. 122356 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: 01/21/2005

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

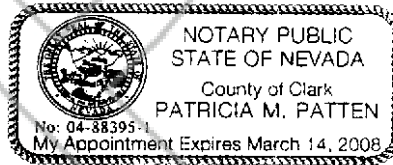
Jim Vincent
By: Jim Vincent, Managing Member

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

This instrument was acknowledged before me on January 20th, 2005 by **Jim Vincent**.

Patricia M. Patten
Notary Public

(My commission expires:
MARCH 14, 2008)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **January 21, 2005** under Escrow No. **152-2186266**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-332-22
 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 # 123704
 Book 196 Page: 201-202
 Date of Recording: 1/31/08
 Notes: _____

3. Total Value/Sales Price of Property: \$22,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$22,000.00
 Real Property Transfer Tax Due \$85.80

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: Jeffrey A. Hughes Capacity: Buyer
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)		(REQUIRED)	
Print Name:	<u>J & S Properties, LLC, a Nevada Limited Liability Company</u>	Print Name:	<u>Jeffrey A. Hughes</u>
Address:	<u>34 Emerald Dunes Circle</u>	Address:	<u>1531 Betty Lane</u>
City:	<u>Henderson</u>	City:	<u>Las Vegas</u>
State:	<u>NV</u> Zip: <u>89052</u>	State:	<u>NV</u> Zip: <u>89110</u>

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

Print Name: First American Title Company of Nevada File Number: 152-2186266 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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
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| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'/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>123704</u>
Book	<u>196</u> Page: <u>201-207</u>
Date of Recording:	<u>1/31/05</u>
Notes:	_____

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Signature: [Signature] Capacity: Manager
 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: Jeffrey A. Hughes
 Address: 1531 Betty Lane
 City: Las Vegas
 State: NV Zip: 89110

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Title Company of Nevada File Number: 152-2186266 MJ/SKW
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