A.P.N.:

001-332-26

File No:

152-2186866 (MJ)

R.P.T.T.:

\$91.65

FILED FOR RECORDING AT THE REQUEST OF First American Tit

2005 JAN 31 PM 1 58

LINCOLN COUNTY RECORDED

LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To: Karl Komovic and Debbie A. Komovic

4096 Vicenta Court Las Vegas, NV 89115

## 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

Karl Komovic and Debbie A. Komovic, 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 (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 10, Township 1 North, Range 67 East, M.D.B. & M., described as follows:

Parcel 13, of Parcel Map for J & S Properties recorded May 18, 2004 in Plat Book C, Page 49 as File No. 122358, filed in the Office of the County Recorder, Lincoln County, Nevada.

## Subject to

- 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: 01/24/2005

| J & S Properties, LLC., a Nevada Limited<br>Liability Company                     |  |  |  |  |  |  |
|---|--|--|--|--|--|--|
| By: Jim Vincent, Managing Member  |  |  |  |  |  |  |
| STATE OF NEVADA ) : SS.   |  |  |  |  |  |  |
| COUNTY OF CLARK )   |  |  |  |  |  |  |
| This instrument was acknowledged before me on 260 of January 2005 by Jim Vincent. |  |  |  |  |  |  |
| Notary Public  (My commission expires: 1444 14, 20 5)                             | NOTARY PUBLIC STATE OF NEVADA County of Clark PATRICIA M. PATTEN My Appointment Expires March 14, 2008 |  |  |  |  |  |

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **January 24, 2005** under Escrow No. **152-2186866**.

## STATE OF NEVADA DECLARATION OF VALUE

| 1.        | Assessor      | Parcel Number                          | (s)                 |                   |  |  |                             |   |
|-----------|---------------|--|---------------------|-------------------|--|--|-----------------------------|---|
| a)_       | 001-332-2     | 6                                      |                     |                   |  |  |                             | /\  |
| b)_       | <del></del>   |  |                     |                   |  |  |                             | \ \   |
| c)_<br>d) |               | ······································ |                     |                   |  |  |                             | \   |
| 2.        | Type of Pi    | roperty                                | _                   |                   |  |  |                             | \   |
| a)        | X Va          | acant Land                             | b)                  | Single Fam.       | Res  | FOR RE   | CORDERS OP                  | TIONAL USE ONLY                             |
| c)        | c             | ondo/Twnhse                            | d) [                | 2-4 Plex          |  | Document   | /Instrument#                | 123706                                      |
| e)        | L Ar          | ot. Bidg.                              | f)                  | Comm'l/Ind'l      | I  | Book 1   | 196e                        | Page: 709-717                               |
| g)        | Ag            | gricultural                            | h)                  | Mobile Home       | е  | Date of Re   | ecording: $J_{\mathcal{O}}$ | n31,2005                                    |
| i)        | OI            | her                                    |                     |                   |  | Notes:   |                             |   |
|           |               |  |                     |                   |  |  |                             |   |
| 3.        | Total Valu    | e/Sales Price o                        | f Property          | y:                |  | \$23,500.0   | 00                          |   |
|           | Deed in Li    | eu of Foreclosu                        | ıre Oniy (          | value of proper   | ty)  | ( \$   |                             | <u> </u>                                    |
|           | Transfer T    | ax Value:                              |                     |                   |  | \$23,500.0   | 00                          | \   |
|           | Real Prop     | erty Transfer Ta                       | ax Due              | <                 |  | \$91.65  |                             |   |
| 4.        | If Exempt     | ion Claimed:                           |                     |                   | 1  | The same of the sa |                             |   |
|           |               |  |                     | 375.090, Sectio   | on:  | 1  |                             | /   |
|           | b. Expla      | in reason for e                        | xemption            | :                 |  | / /  | / /                         |   |
|           |               |  | _                   |                   |  |  |                             |   |
| 5.        | Partial In    | terest: Percenta                       | age being           | transferred:      | The state of the s | %  |                             |   |
| The       | a undarciar   | od dodaros an                          | et colenav          | uladana under     |  |  | -4 t- NDO 075 (             | 100 1 NDO 075 140                           |
| tha       | it the infor  | mation provide                         | d is com            | rect to the bes   | st of their  | information ar   | nd belief, and              | 60 and NRS 375.110, can be supported by     |
| doc       | cumentation   | if called upon                         | to substa           | antiate the infor | rmation pro  | vided herein.  | Furthermore, th             | e disallowance of any % of the tax due plus |
| inte      | erest at 1%   | per month. Pu                          | rsuant to           | NRS 375.030,      | the Buyer  | and Seller shal  | a penalty of 10             | severally liable for any                    |
| ado       | ditional amo  | ount owed.                             |                     |                   |  | 1  |                             |   |
| Sic       | nature:       | \ \                                    |                     |                   |  | Capacity:  | 2/1                         | 2/ ·  |
| _         | ero.          | 1 1                                    |                     |                   |  | 1 7  | 1 1 A                       |   |
| Sig       | nature:       |  | <b>\</b>            |                   |  | Capacity:  | Juli 14                     | Kima  |
|           | SEL           | LER (GRANTO                            | 76                  | RMATION           |  | BUYE   | R (GRANTEE)                 | NFORMATION                                  |
|           |               |  | JIRED)<br>ties. LLC | , a Nevada Limi   | ited .   | / /  | (REQUIR) Karl Komovic       | E <b>D)</b><br>: and Debbie A.              |
| Pri       | nt Name:      | Liability                              | 1100, 220           | , GPIOTAGE EIIII  |  | Print Name:  | Komovic                     | and Debbie A.                               |
| Add       | dress:        | 34 Emeraid E                           | Dunes Cir           | rcle              |  | Address:   | 4096 Vicenta                | Court                                       |
| City      | y:            | Henderson                              |                     |                   |  | City:  | Las Vegas                   |   |
| Sta       | ite:          | NV                                     |                     | Zip: <u>89052</u> |  | State:   | N∨                          | Zip: 89115                                  |
| <u>C0</u> | MPANY/PI      | ERSON REQUI                            | ESTING I            | RECORDING (1      | required if  | not seller or b  | ouyer)                      |   |
| _         |               |  | _/                  | /                 |  |  |                             |   |
|           | nt Name:      | -                                      | /                   | mpany of Nevad    | da   | File Number:   | 152-2186866 N               | 1J/SKW                                      |
| N         |               | 8 Aultman Stre                         | et                  | /                 |  | <b>-</b>   |                             | <b>-</b>                                    |
| City      | y: <u>Ely</u> | -                                      |                     |                   |  | State: NV  |                             | Zip: <u>89301</u>                           |
|           |               | (AS A PU                               | RFIC RE             | CORD THIS FO      | KM MAY E   | E RECORDEI   | D/MICROFILME                | .D)   |

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## STATE OF NEVADA DECLARATION OF VALUE

| 1.   | Assessor Parcel Number(s)  |                    | \ \                                       |  |  |  |  |
|--|--|--------------------|---|--|--|--|--|
| -  | 001-332-26   |                    | \ \                                       |  |  |  |  |
| b) <sub>.</sub>                                    |  |                    | \ \                                       |  |  |  |  |
| d)   |  |                    | \ \                                       |  |  |  |  |
| 2.   | Type of Property   |                    | ~   |  |  |  |  |
| a)   | X Vacant Land b) Single Fam. Res   | FOR REC            | CORDERS OPTIONAL USE ONLY                 |  |  |  |  |
| c)   | Condo/Twnhse d) 2-4 Plex   | Document/i         | nstrument # 17370 (e                      |  |  |  |  |
| e)   | Apt. Bidg. f) Comm'l/Ind'l   |                    | (Le Page: Ztt =                           |  |  |  |  |
| g)   | Agricultural h) Mobile Home  | Date of Rec        | cording: 1/31/2005                        |  |  |  |  |
| i)   | Other  | Notes:             | 1/31/2005                                 |  |  |  |  |
| ·  | /  |                    |   |  |  |  |  |
| 3.   | Total Value/Sales Price of Property:   | \$23,500.00        | 0   |  |  |  |  |
|  | Deed in Lieu of Foreclosure Only (value of property)   | \$ 5               | )   |  |  |  |  |
|  | Transfer Tax Value:  | \$23,500.00        | 0   |  |  |  |  |
|  | Real Property Transfer Tax Due   | \$91.65            |   |  |  |  |  |
| 4.   | If Exemption Claimed:  | 1 )                | / /                                       |  |  |  |  |
|  | a. Transfer Tax Exemption, per 375.090, Section:   |                    |   |  |  |  |  |
|  | b. Explain reason for exemption:   | /                  |   |  |  |  |  |
|  |  |                    |   |  |  |  |  |
| 5. Partial Interest: Percentage being transferred: |  |                    |   |  |  |  |  |
| ck   | xcumentation if called upon to substantiate the information pairmed exemption, or other determination of additional tax du | e, may result in a | a penalty of 10% of the tax due plus      |  |  |  |  |
|  | terest at 1% per month. Pursuant to NRS 375.030, the Buye<br>Iditional amount owed.  | er and Seller shal | I be jointly and severally liable for any |  |  |  |  |
|  |  | ///                | 1 ;                                       |  |  |  |  |
| Si   | gnature: 11 Cert   | Capacity: _        | , lange                                   |  |  |  |  |
| Si   | gnature:   | Capacity:          | .)  |  |  |  |  |
|  | SELLER (GRANTOR) INFORMATION   | BUYE               | R (GRANTEE) INFORMATION                   |  |  |  |  |
|  | (REQUIRED)   |                    | (REQUIRED)                                |  |  |  |  |
| P  | J & S Properties, LLC, a Nevada Limited<br>rint Name: Liability Company  | Print Name:        | Karl Komovic and Debbie A.<br>Komovic     |  |  |  |  |
| A  | ddress: 34 Emerald Dunes Circle  | Address:           | 4096 Vicenta Court                        |  |  |  |  |
| Ci   | ity: Henderson   | City:              | Las Vegas                                 |  |  |  |  |
| SI   | ate: <u>NV</u> Zip: <u>89052</u>   | State:             | NV Zip: 89115                             |  |  |  |  |
| <u>C</u>   | OMPANY/PERSON REQUESTING RECORDING (required in  | f not seller or bu | yer)                                      |  |  |  |  |
| 1  | Manager First American Title Comment of Name   | File M. John       | 450 0400000 \$51/0104/                    |  |  |  |  |
|  | rint Name: First American Title Company of Nevada<br>ddress 768 Aultman Street   | _ riie Number:     | 152-2186866 MJ/SKW                        |  |  |  |  |
|  | ity: Ely   | -<br>State: NV     | Zip: 89301                                |  |  |  |  |
| v  | 117. <u>1-17</u>   | _ Clare. IVV       | Σήν. <u>0990 ι</u>                        |  |  |  |  |

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