

1 2 3 7 0 6

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 Title

2005 JAN 31 PM 1 58

LINCOLN COUNTY RECORDED
FEE 15.00 *RPTT* *91.65* *SEP 05*
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

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: 01/24/2005

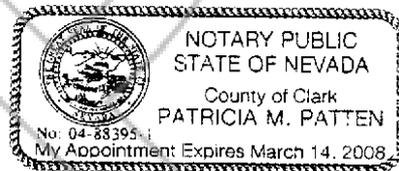
J & S Properties, LLC., a Nevada Limited Liability Company

Jim Vincent
By: Jim Vincent, Managing Member

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

This instrument was acknowledged before me on 26th of JANUARY 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 24, 2005** under Escrow No. **152-2186866**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-332-26
- 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>123106</u>
Book	<u>196</u> Page: <u>209-210</u>
Date of Recording:	<u>Jan 31, 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)

(REQUIRED)

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

Print Name: Karl Komovic and Debbie A. Komovic

Address: 34 Emerald Dunes Circle

Address: 4096 Vicenta Court

City: Henderson

City: Las Vegas

State: NV Zip: 89052

State: NV Zip: 89115

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

Print Name: First American Title Company of Nevada

File Number: 152-2186866 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

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- e) Apt. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	173706
Book	196
Page	211 = 209-210
Date of Recording	1/31/2005
Notes:	

3. Total Value/Sales Price of Property:

\$23,500.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

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Real Property Transfer Tax Due

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Signature: [Signature] Capacity: Manager

Signature: _____ Capacity: _____

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: Karl Komovic and Debbie A. Komovic
 Address: 4096 Vicenta Court
 City: Las Vegas
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Print Name: First American Title Company of Nevada File Number: 152-2186866 MJ/SKW
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