

A.P.N.: 001-341-43  
File No: 152-2191496 (MJ)  
R.P.T.T.: \$42.90

FILED FOR RECORDING  
AT THE REQUEST OF  
*First American Title*

2005 FEB 23 PM 2 01

LINCOLN COUNTY RECORDED  
FEE 15.00 + 42.90 DEP  
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:  
J & S Properties, LLC, a Nevada Limited Liability  
Company  
34 Emerald Circle  
Henderson, NV 89052

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Steve P. Hinkell, an unmarried man

do(es) hereby *GRANT, BARGAIN and SELL* to

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

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

**Parcel 15, as shown upon Subsequent Parcel Map for James Vincent recorded November 18, 1997, as File 110134, in Plat Book B, Page 73 in Section 15, Township 1 North, Range 67 East, 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: 02/15/2005

Steve P. Hinkell

Steve P. Hinkell

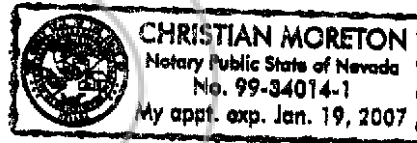
STATE OF NEVADA )  
 ) : ss.  
COUNTY OF CLARK )

This instrument was acknowledged before me on February 18, 2005 by **Steve P. Hinkell.**

Christian Moreton

Notary Public

(My commission expires: 01-19-07 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 15, 2005** under Escrow No. **152-2191496.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-341-43
- 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'V/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>123838</u>
Book	<u>197</u> Page: <u>157-158</u>
Date of Recording:	<u>Feb 23, 2008</u>
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 \$4290

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 8
- b. Explain reason for exemption: 50% owner of J & S Properties

5. Partial Interest: Percentage being transferred: 50 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 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: Steve P. Hinkell

Capacity: MANAGER

Signature: Andrea Williams

Capacity: Agent for Buyer

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Steve P. Hinkell

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

Address: 4141 W. OQuendo Road

Address: 34 Emerald Dunes Circle

City: Las Vegas

City: Las Vegas

State: NV Zip: 89118

State: NV Zip: 89052

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

Print Name: First American Title Company of Nevada File Number: 152-2191496 MJ/SKW

Address: 768 Aultman Street

City: Ely State: NV Zip: 89301

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