

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2005 FEB 23 PM 2 02

LINCOLN COUNTY RECORDER  
FEE 15.00 ~~25.80~~ DEP ce  
LESLIE BOUCHER

A.P.N.: 001-341-43  
File No: 152-2191496 (MJ)  
R.P.T.T.: ~~128.70~~ 85.80

When Recorded Mail To: Mail Tax Statements To:  
Steve W. DeMello and Susanne M. DeMello  
8830 W. Washburn Road  
Las Vegas, NV 89149

**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

Steve W. DeMello and Susanne M. DeMello, 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:

**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: 02/08/2005



**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'l/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>123839</u>
Book	<u>197</u> Page: <u>160-161</u>
Date of Recording:	<u>Feb 23, 2005</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 \$128.70  
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: \_\_\_\_\_  
 Signature: \_\_\_\_\_

Capacity: Steve W. DeMello  
 Capacity: Susanne M. DeMello

**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: Steve W. DeMello and Susanne M. DeMello  
 Address: 8830 W. Washburn Road  
 City: Las Vegas  
 State: NV Zip: 89149

**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)

Reproduced by First American Title Insurance Rev10/2001

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- c)  Condo/Twnhse      d)  2-4 Plex
- e)  Apt. Bldg.      f)  Comm'/'Ind'l
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\$22,000.00

Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )

Transfer Tax Value: \_\_\_\_\_

\$22,000.00

Real Property Transfer Tax Due \_\_\_\_\_

~~\$428.70~~ 85.80

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

NO

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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Signature: [Handwritten Signature]

Capacity: Manager

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

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Print Name: Steve W. DeMello and Susanne M. DeMello

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