

124014

A.P.N.: 001-341-37
File No: 152-2192929 (MJ)
R.P.T.T.: \$83.85

FILED FOR RECORDING
AT THE REQUEST OF
First American Title
2005 MAR 7 PM 1 06
LINCOLN COUNTY RECORDER
FEE \$500.00 + \$83.85 DEP *an*
LESLIE BOUCHER

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 21, 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

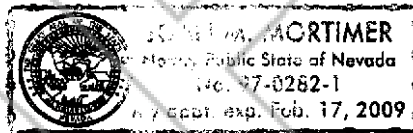
J & S Properties, LLC, a Nevada Limited Liability Company

Jim Vincent
By: Jim Vincent, Managing Member

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

This instrument was acknowledged before me on February 25, 2005 by **Jim Vincent**.

Joan M. Mortimer
Notary Public
(My commission expires: 2/17/2009)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 15, 2005** under Escrow No. **152-2192929**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-341-37
- 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' Vind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>174014</u>
Book <u>197</u>	Page: <u>485-486</u>
Date of Recording: <u>March 7, 2005</u>	
Notes: _____	

3. Total Value/Sales Price of Property:

\$21,500.00

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

Transfer Tax Value: \$21,500.00

Real Property Transfer Tax Due \$83.85

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: 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: 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: 152-2192929 MJ/SKW
 Address: 768 Aultman Street
 City: Ely State: NV Zip: 89301

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
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 c) _____
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| 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 _____ | |

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Signature: _____
 Signature: _____

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

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