A.P.N.:

001-332-19

File No:

152-2194639 (MJ)

R.P.T.T.:

\$91.65

FILED FOR RECORDING AT THE REQUEST OF

-irst American Titl

2005 MRR 18 PM 3 24

LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To: Ryan Vincent Fisher 9614 Bart Lane Santee, CA 92071

## 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

Ryan Vincent Fisher, a single man

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

That portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 10, Township 1 North, Range 67 East, M.D.B. & M., Lincoln County, Nevada described as follows:

Parcel 6 of Parcel Map for J and S Properties recorded May 18, 2004 in Plat Book C, page 46 as File No. 122355, 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: 03/09/2005

J & S Properties, LLC, a Nevada Limited Liability Company By: Jim Vincent, Managing Member STATE OF **NEVADA** : ss. **COUNTY OF CLARK** HARCH 2<u><0</u> 5 by Jim This instrument was acknowledged before me on \_ 10 Vincent. NOTARY PUBLIC STATE OF NEVADA **Notary Public** County of Clark (My commission expires: March 14 2008)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 09, 2005** under Escrow No. :152-2194639.

## **STATE OF NEVADA DECLARATION OF VALUE**

| 1.  | Assessor                                | Parcel Numbe                       | er(s)      |  |                      |   |                            |
|---|---|------------------------------------|------------|--|----------------------|---|----------------------------|
| a)_   | 001-332-                                | 19                                 |            |  |                      |   | $\wedge$                   |
| b)_   |   |                                    |            |  | -                    |   | ( )                        |
| c)_<br>d)   |   |                                    |            |  | _                    |   | \ \                        |
|   |   |                                    |            |  | _                    |   | \ \                        |
|   |   |                                    |            |  |                      |   | \ \                        |
|   |   |                                    |            |  |                      |   | \                          |
| 2.  | Type of F                               | roperty                            |            |  |                      |   |                            |
| a)  | XV                                      | acant Land                         | b)         | Single Fam. Res                                | FOR R                | ECORDERS OPTION                             | AL USE ONLY                |
| c)  | ြု                                      | ondo/Twnhse                        | d)         | 2-4 Plex                                       | Document             | /Instrument#                                | 24081                      |
| e)  | ^                                       | pt. Bldg.                          | ħ _        | Comm'l/Ind'l                                   | Book _\              | 78 Pag                                      | e: 208 709                 |
| g)  | A                                       | gricultural                        | h)         | Mobile Home                                    | Date of Re           | cording: Mat                                | 18,2005                    |
| i)  | o                                       | ther                               |            |  | Notes:               | 1   |                            |
| 3.  | Total Val                               | ue/Sales Price                     | of Dronart | /  | \$23,500.0           | × / /                                       |                            |
| <b>.</b>  |   |                                    |            |  | <u> </u>             |   |                            |
|   |   |                                    | ure Only ( | value of property)                             | T \$                 | -//   | )                          |
|   |   | Tax Value:                         |            |  | <u>\$23,500.0</u>    | 00  |                            |
|   | •                                       | perty Transfer                     |            |  | <u>\$91.65</u>       | //  |                            |
| 4.  | If Exemp                                | tion Claimed:                      | -          |  |                      |   |                            |
|   |   | sfer Tax Exemp<br>ain reason for e |            | 375.090, Section:                              |                      | _   |                            |
|   | b. Expir                                | am reason for e                    | xempuon:   |  | 1                    |   |                            |
| 5.  | Partial In                              | terest: Percent                    | age being  | transferred:                                   | %                    |   | <u> </u>                   |
| The   | undersign                               | ed declares ar                     | nd acknow  | ledges, under penalty                          | of periury, pursuar  | nt to NRS 375.060 a                         | ind NRS 375.110.           |
| that  | the infor                               | nation provide                     | d is com   | ect to the best of the antiate the information | their information ar | nd belief, and can                          | be supported by            |
| clain   | ned exemp                               | xtion, or other                    | determina  | tion of additional tax (                       | due, may result in   | a penalty of 10% of                         | the tax due plus           |
| inten<br>addit  | est at 1%<br>bional amo:                | per month. P<br>unt owed.          | ursuant to | NRS 375.030, the B                             | Suyer and Seller sha | II be jointly and seve                      | erally liable for any      |
| Sign  | ature:                                  |                                    | . N.       | i cont   | Canacity             | Mira  | 90-1                       |
| _   | ature:                                  | · /                                |            | D  | Capacity:            |   | 0                          |
|   |   | LER (GRANT                         | OR) INFO   | RMATION  | /                    | R (GRANTEE) INFO                            | RMATION                    |
|   |   |                                    | (UIRED)    |  |                      | (REQUIRED)                                  |                            |
| Print   | : Name:                                 | J & S Prope<br>Liability Con       |            | a Nevada Limited                               | Print Name:          | Ryan Vincent Fish                           | NEHT                       |
| Addr  | oee.                                    | 34 Emerald                         |            | rala.  | _                    |   | <del> </del>               |
|   |   | 34 Cilierato                       | Dures tal  | GIE  | _ Address:           | 9614 Bart Lane                              |                            |
| City:   |   | Henderson                          |            | <del></del>                                    | _ City:              | Santee                                      |                            |
| State   |   | NV                                 |            | Zip: <u>89052</u>                              | State:               | CA  | Zip: <u>92071</u>          |
| COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) |   |                                    |            |  |                      |   |                            |
| Print<br>Addr   | Name:<br>ess 76                         | First America<br>58 Aultman Str    |            | npany of Nevada                                | File Number:         | 152-2194639 MJ/S                            | (W                         |
| City:   | -                                       | A Adio Rail Office                 | ж, г.О E   | IO IO IO IO                                    | State: NV            | Zip:  | 89315                      |
| No.   | *************************************** | (AS A P                            | BLIC RE    | CORD THIS FORM M                               | AY BE RECORDED       | D/MICROFILMED) Reproduced by First American | Title Insurance Rev10/2001 |

## STATE OF NEVADA DECLARATION OF VALUE

| 1.   | Assessor Parcel Number(s)  |  |  |
|--|--|--|--|
| a)_  | 001-332-19   |  | ^                                      |
| p)_  |  |  | _ \                                    |
| c)_<br>d)  |  | _  | \                                      |
| ــــــــــــــــــــــــــــــــــــــ   |  | _  |  |
|  | •  |  | \                                      |
|  |  | •  | \                                      |
| 2.   | Type of Property   |  | \                                      |
| <br>a)   | X Vacant Land b) Single Fam. Res   | FOR REG  | CORDERS OPTIONAL USE ONLY              |
| c)   | Condo/Twnhse d) 2-4 Plex   | Document/li                                    |  |
| e)   | Apt. Bldg. f) Comm'l/Ind'l   | 1  | Page: 208 Z09                          |
| g)   | Agricultural h) Mobile Horne   | 300m <u>-</u>                                  | ording: Mar 18, 2005                   |
|  | , ,  | Date of Rec                                    | ording. 1, 100L, 192, 5062             |
| i)   | Other  | _ 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   | <u>\$91.65</u>                                 |  |
| 4.   | If Exemption Claimed:  |  | / /                                    |
|  | a. Transfer Tax Exemption, per 375.090, Section:   |  |  |
|  | b. Explain reason for exemption:   |  |  |
|  |  |  |  |
| 5.   | Partial Interest: Percentage being transferred:  | %  |  |
| The i  | undersigned declares and acknowledges, under penalty<br>the information provided is correct to the best of the | of perjury, pursuant                           | to NRS 375.060 and NRS 375.110,        |
| docu   | mentation if called upon to substantiate the information   | provided herein. Fi                            | urthermore, the disallowance of any    |
| claim<br>intere  | ned exemption, or other determination of additional tax<br>est at 1% per month/Pursuant to NRS 375.030, the Bu | due, may result in a<br>ver and Seller shall t | penalty of 10% of the tax due plus     |
| addit  | ional amount owed.   | yor and coner shall i                          | so plintly and deverally hable for any |
| Signa  | ature:   | Capacity:                                      |  |
| Signa  | ature:   | Capacity:                                      |  |
|  | SELLER (GRANTOR) INFORMATION   | BUYER  | (GRANTEE) INFORMATION                  |
| and the same of th | (REQUIRED)   |  | (REQUIRED)                             |
| Print  | Name:J & S Properties, LL.C  | _ Print Name: _                                | Ryan Vincent Fisher                    |
| Addre  | ess: 34 Emerald Dunes Circle   | Address:                                       | 9614 Bart Lane                         |
| City:  | Henderson  | City:  | Santee                                 |
| State  | e: <u>NV</u> Zip: <u>89052</u>   | State:   | CA Zip: 92071                          |
| COM  | PANY/PERSON REQUESTING RECORDING (require  | d if not seller or but                         | <u>/er)</u>                            |
|  | Name: First American Title Company of Nevada   | File Number: 1                                 | 52-2194639 MJ/SKW                      |
| Addre  |  |  | <b>7.</b>                              |
| City:  | (AS A BURN O DISCORD THIS FORMA  | State: NV                                      | Zip: 89315                             |
|  | (AS A PUBLIC RECORD THIS FORM MA   | 4Y BE RECORDED/                                | MICHOFILMED)                           |