

124081

A.P.N.: 001-332-19
File No: 152-2194639 (MJ)
R.P.T.T.: \$91.65

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 MAR 18 PM 3 24

LINCOLN COUNTY RECORDER
FEE 15.00 ^{SP#} 21.65 DEPA
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

BOOK 198 PAGE 208

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

Jim Vincent

By: Jim Vincent, Managing Member

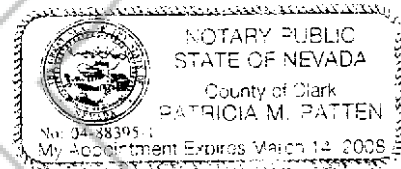
STATE OF **NEVADA**)
 : ss.
COUNTY OF **CLARK**)

This instrument was acknowledged before me on MARCH 10 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 **March 09, 2005** under Escrow No. **:152-2194639**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-332-19
 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>124081</u>
Book	<u>198</u> Page: <u>208-209</u>
Date of Recording:	<u>Mar 18, 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: [Signature] Capacity: Manager
 Signature: _____ Capacity: _____

<u>SELLER (GRANTOR) INFORMATION</u>		<u>BUYER (GRANTEE) INFORMATION</u>	
(REQUIRED)		(REQUIRED)	
Print Name:	<u>J & S Properties, LLC, a Nevada Limited Liability Company</u>	Print Name:	<u>Ryan Vincent Fisher</u>
Address:	<u>34 Emerald Dunes Circle</u>	Address:	<u>9614 Bart Lane</u>
City:	<u>Henderson</u>	City:	<u>Santee</u>
State:	<u>NV</u> Zip: <u>89052</u>	State:	<u>CA</u> Zip: <u>92071</u>

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

Print Name: First American Title Company of Nevada File Number: 152-2194639 MLI/SKW
 Address: 768 Aultman Street, P.O. Box 151048
 City: Ely State: NV Zip: 89315

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)
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Signature: [Signature] Capacity: _____

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: J & S Properties, LLC

Address: 34 Emerald Dunes Circle

City: Henderson

State: NV Zip: 89052

(REQUIRED)

Print Name: Ryan Vincent Fisher

Address: 9614 Bart Lane

City: Santee

State: CA Zip: 92071

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