

124147

A.P.N.: 001-341-50
File No: 152-2198273 (MJ)
R.P.T.T.: ~~38.05~~ 39.00
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FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 MAR 30 PM 2 23

LINCOLN COUNTY RECORDER
FEES 15.00 39.00 DEPOS
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 8, as shown upon Amended Subsequent Parcel Map for James Vincent recorded January 7, 1998, as file 110303, in Plat Book B, Page 83 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: 03/17/2005

Steve P. Hinkell
Steve P. Hinkell

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

This instrument was acknowledged before me on March 28, 2005 by **Steve P. Hinkell**.

Christian Moreton
Notary Public
(My commission expires: Jan. 19, 2007)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 17, 2005** under Escrow No. **152-2198273**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-341-50
 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>124147</u>
Book	<u>198</u> Page: <u>428-429</u>
Date of Recording:	<u>MAY 30, 2005</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$19,500.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$19,500.00
 Real Property Transfer Tax Due ~~\$38.05~~ 39.00

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 375.060 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
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Steve P. Hinkell
 Address: 4141 W. OQuendo Road
 City: Las Vegas
 State: NV Zip: 89118

Print Name: J & S Properties, LLC, a Nevada Limited Liability Company
 Address: 34 Emerald Dunes Circle
 City: Las Vegas
 State: NV Zip: 89052

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

Print Name: First American Title Company of Nevada File Number: 152-2198273 MJ/SKW
 Address: 768 Aultman Street
 City: Ely State: NV Zip: 89301

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

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