

124148

A.P.N.: 001-341-50
File No: 152-2198273 (MJ)
R.P.T.T.: ~~\$114.10~~ 76 05
K

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 MAR 30 PM 2:23

LINCOLN COUNTY RECORDER
FEE 15.00 76 05 DEPA
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:
Michael R. Henderson and Linda K. Henderson
7662 Villa Del Mar Avenue
Las Vegas, NV 89131

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

Michael R. Henderson and Linda K. Henderson, 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 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

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

Jim Vincent

By: Jim Vincent, Managing Member

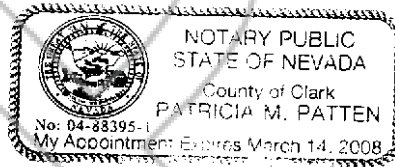
STATE OF **NEVADA**)
 : **SS.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on MARCH 18, 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 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'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>124148</u>
Book <u>198</u>	Page: <u>431-432</u>
Date of Recording: <u>MAR 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: ~~\$1110~~ 711.05

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: Linda K Henderson Capacity: Buyer
 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: Michael R. Henderson and Linda K. Henderson
 Address: 7662 Villa Del Mar Avenue
 City: Las Vegas
 State: NV Zip: 89131

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)

Reproduced by First American Title Insurance Rev 10/2001

**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>124148</u>
Book	<u>198</u> Page <u>431-432</u>
Date of Recording:	<u>Mar 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 \$114.10

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>Michael R. Henderson and Linda K. Henderson</u>
Address:	<u>34 Emerald Dunes Circle</u>	Address:	<u>7662 Villa Del Mar Avenue</u>
City:	<u>Henderson</u>	City:	<u>Las Vegas</u>
State:	<u>NV</u> Zip: <u>89052</u>	State:	<u>NV</u> Zip: <u>89131</u>

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