A.P.N.:

001-332-23

File No:

152-2199757 (MJ)

R.P.T.T.:

\$78.00

FILED FOR RECORDING AT THE REQUEST OF

inst American !!

2005 APR 8 PM 3 17

LINCOLM COUNTY RECORDED

FEE 15:00 PER CLC

LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To: Matthew A. Miele, Jr. and Mary Colleen O'Callaghan-Miele
11 Old Marsh Lane
Henderson, NV 89052

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

Matthew A. Miele, Jr. and Mary Colleen O'Callaghan-Miele, 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:

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 10 of Parcel Map for J & S Properties recorded May 18, 2004 in Plat Book C, Page 48 as File No. 122357 in the Office of the County Recorder, Lincoln County, Nevada.

Subject to

- All general and special taxes for the current fiscal year.
- 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: 03/28/2005

J & S Properties, LLC, a Nevada Limited Liability Company	\ \
Di Concort	
By: Jim Vincent, Managing Member	
STATE OF NEVADA)	
COUNTY OF CLARK)	
This instrument was acknowledged before me on 3-29-c5 Vincent.	by Jim
	ممممر
Notary Public - State of County of Clark Notary Public JASON PASZE	K B
(My commission expires: No: 04-90425-1 July 21, 2008	pires

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 28, 2005** under Escrow No. **152-2199757**.

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)	
a)_	001-332-23	^
b)_		(\
c)_ d)		\ \
-/_		\
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		\
2.	Type of Property	~
a)	X Vacant Land b) Single Fam. Res	FOR RECORDERS OPTIONAL USE ONLY
c)	Condo/Twnhse d) 2-4 Plex	Document/Instrument # \74791
e)	Apt. Bldg. f) Comm'l/Ind'l	Book 144 Page: 472-47
g)	Agricultural h) Mobile Home	Date of Recording: 4/8/05
		Notes:
i)	Other	Notes.
3.	Total Value/Sales Price of Property:	\$20,000.00
	Deed in Lieu of Foreclosure Only (value of property)	(s)
	Transfer Tax Value:	\$20,000.00
	Real Property Transfer Tax Due	\$78.00
4.	If Exemption Claimed:	\ \ /
	a. Transfer Tax Exemption, per 375.090, Section:	
	b. Explain reason for exemption:	
_	Partial Interest: Percentage being transferred:	%
5. Th-	undersigned declares and acknowledges, under penalty of p	- \ \ \ \
that	the information provided is correct to the best of their	information and belief, and can be supported by
docu	umentation if called upon to substantiate the information promed exemption, or other determination of additional tax due,	vided herein. Furthermore, the disallowance of any
inter	rest at 1% per month. Pursuant to NRS\375.030, the Buyer a	and Seller shall be jointly and severally liable for any
addi	itional amount owed.	$\mathbb{Q} \rightarrow \mathbb{Q}$
Sign	nature:	Capacity: Duyli
Sign	nature: Mauhin Auch	Capacity: BOYEN
	SELLER GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
and the same of	(REQUIRED)	(REQUIRED)
Prin	t Name: Liability Company	Matthew A. Miele, Jr. and Mary Print Name: Colleen O'Callaghan Miele
Add	ress: 34 Emerald Dunes Circle	Address: 11 Old Marsh Lane
City	: <u>Henderson</u>	City: Henderson
Stat	te: NV Zip: 89052	State: NV Zip: 89052
CO	MPANY/PERSON REQUESTING RECORDING (required if	not seller or buyer)
Prin	t Name: First American Title Company of Nevada	File Number: 152-2199757 MJ/SKW
796	ress 768 Aultman Street	O. J. N. 1
City	: Ely	State: NV Zip: 89301

900x 199 110g 474

STATE OF NEVADA DECLARATION OF VALUE

a) 001-332-23 b)	1.	Assessor Pa	arcel Number	(s)					
2. Type of Property a)	a)_	001-332-23							
2. Type of Property a)									()
2. Type of Property a) X Vacant Land b) Single Fam. Res c) CondorTwnhse d) 2.4 Plex Document/Instrument # 7.4.79 e) Apricultural h) Mobile Home Dotter Section: b) Other 3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due 4. If Exemption Claimed; a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption. b. Explain reason for exemption. c) Partial Interest; Percentage being transferred: The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.050 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 reion. 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 ARS 375.030, the Buyer and Seiler shall be jointly and severally liable for any additional amount owed. Signature: Capacity: Seller (GRANTOR) INFORMATION (REQUIRED) J & S Properties, LLC; a Nevada Limited Liability Company Address: 34 Emerald Dunes Circle Address: 11 Old Marsh Lane City: Henderson State: NV Zip: 89052 COMPANY/PERSON REQUESTING RECORDING (reguired if not seller or buyer) Print Name: First American Title Company of Nevada Address: 768 Aultman Street City: Henderson State: NV Zip: 89052									\ \
a) X Vacant Land b) Single Fam. Res C) CondorTwnhse d) 2-4 Plex Document/Instrument # 17474 Book QQ Page-117-413 g) Apt. Bldg. f) Commit/Ind'1 Book QQ Page-117-413 Date of Recording: Apr il 8, 2005 Notes: 3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due \$78.00 4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: Explain reason for exemption: 5. Partial Interest: Percentage being transferred: 7/6 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 diditional amount owed. 5. Partial Interest: Percentage being transferred: 5. Partial Interest: Percentage being transferred: 7/6 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 herein, Furthermore, the disallowance of any distinct and provided herein, Furthermore, the disallowance of any additional amount owed. 5. Partial Interest: Percentage being transferred: 7/6 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided herein, Furthermore, the disallowance of any distinct and provided herein, Furthermore, the disallowance of any additional amount owed. 5. Partial Interest: Percentage being transferred: 7/8 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information of declares and acknowledges and person of the declares and acknowledges and person of the declares and acknowledges and pers	a)_								\ \
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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: SELLER (GRANTOR) INFORMATION (REQUIRED) J & S Properties, LLC, a Nevada Limited Liability Company Address: 34 Emerald Dunes Circle City: Henderson City: Henderson City: Henderson State: NV Zip: 89052 State: NV Zip: 89052 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Print Name: First American Title Company of Nevada City: Ely State: NV Zip: 89301		•	•				/ /		
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