

124291

A.P.N.: 001-332-23
File No: 152-2199757 (MJ)
R.P.T.T.: \$78.00

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 APR 8 PM 3 17

LINCOLN COUNTY RECORDER
FEE 15.00 REG 78.00 DEPOS
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

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: 03/28/2005

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

Jim Vincent

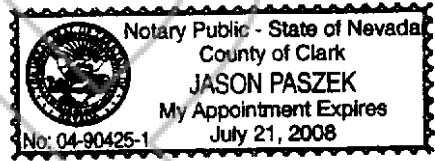
By: Jim Vincent, Managing Member

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

This instrument was acknowledged before me on 3-29-05 by **Jim Vincent**.

J. Paszek

Notary Public
(My commission expires: 7-21-08)



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) _____

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 # | 174291 |
| Book | 144 Page: 472-473 |
| Date of Recording: | 4/18/05 |
| Notes: | _____ |

3. Total Value/Sales Price of Property: \$20,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 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: _____

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: _____ Capacity: Buyer
 Signature: _____ Capacity: Buyer

SELLER (GRANTOR) INFORMATION

(REQUIRED)

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

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Matthew A. Miele, Jr. and Mary Colleen O'Callaghan Miele
 Address: 11 Old Marsh Lane
 City: Henderson
 State: NV Zip: 89052

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

Print Name: First American Title Company of Nevada File Number: 152-2199757 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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**STATE OF NEVADA
DECLARATION OF VALUE**

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- e) Apt. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

| FOR RECORDERS OPTIONAL USE ONLY | |
|---------------------------------|-------------------|
| Document/Instrument # | 174291 |
| Book | 199 Page: 472-473 |
| Date of Recording: | April 8, 2005 |
| Notes: | _____ |

3. Total Value/Sales Price of Property: _____

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: _____ \$20,000.00

Real Property Transfer Tax Due _____ \$78.00

4. **If Exemption Claimed:**

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Signature: [Signature] Capacity: Manager
 Signature: _____ Capacity: _____

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