

A.P.N.: 001-332-24
File No: 152-2225724 (MJ)
R.P.T.T.: \$78.00 & Exempt 375.050.9

FILED FOR RECORDING
AT THE REQUEST OF
First American Title
2005 SEP 2 PM 2 38
LINCOLN COUNTY RECORDER
FEE 400⁰⁰ 78⁰⁰ DEP *an*
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:
Jim Vincent
34 Emerald Dunes Circle
Las Vegas, 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

Jim Vincent, an unmarried 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 11 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: 08/27/2005

Steve P. Hinkell
STEVE P. HINKELL

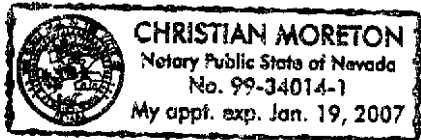
STATE OF **NEVADA**)
 : **SS.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on August 29, 2005 by **Steve P. Hinkell**.

Christ Moreton
Notary Public

(My commission expires: 01-19-07)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August: 27, 2005** under Escrow No. **152-2225724**.



COOPER

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-332-24
- 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
 Book 206 Page: 32-33
 Date of Recording: 9/2/05
 Notes: 20,000 is 1/2 the value

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: 9
- b. Explain reason for exemption: 1/2 owned by Grantee

5. Partial Interest: Percentage being transferred: 100 %

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 parties agree that 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)

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

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jim Vincent
 Address: 34 Emerald Dunes Circle
 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: 152-2225724 MJ/MJ
 Address: 768 Aultman Street, Ely, NV 89301
P.O. Box 151048
 City: Ely State: NV Zip: 89315

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

8/29/05