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A.P.N.: 001-250-24 and 1-250-25 and 1-250-26 and
1-250-27
File No: 152-2275194 (MJ)
R.P.T.T.: \$975.00 C

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2006 JUN 13 PM 3 18

LINCOLN COUNTY RECORDER
FEE 15.00 REG 15.00 DEP on
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:
Mathew A. Miele 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

Mathew A. Miele 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:

PARCEL I:

**A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER
(NE 1/4) OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 67 EAST, MOUNT DIABLO
BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCELS THREE (3) AND FOUR (4) AS SHOWN ON THAT CERTAIN PARCEL MAP
RECORDED MAY 19, 2006 IN PLAT BOOK "C", PAGE 208 AS FILE NO. 126538, IN THE
OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.**

PARCEL II:

**A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER
(NE 1/4) OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 67 EAST, MOUNT DIABLO
BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCELS ONE (1) AND TWO (2) AS SHOWN ON THAT CERTAIN PARCEL MAP
RECORDED MAY 19, 2006 IN PLAT BOOK "C", PAGE 209 AS FILE NO. 126539, IN THE
OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.**

Subject to

1. All general and special taxes for the current fiscal year.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-250-24
- b) 001-250-25
- c) 001-250-26
- d) 001-250-27

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 218 Page: 62-63
 Date of Recording: June 15, 2006
 Notes: #121616

3. Total Value/Sales Price of Property:

\$250,000.00

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

Transfer Tax Value: \$250,000.00

Real Property Transfer Tax Due \$975.00

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 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)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: J & S Properties, LLC

Print Name: Mathew A. Miele and Mary

Address: 34 Emerald Dunes Circle

Print Name: Colleen O'Callaghan-Miele

City: Henderson

Address: 11 Old Marsh Lane

State: NV Zip: 89052

City: Henderson

State: NV Zip: 89052

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

First American Title Company of

File Number: 152-2275194 MJ/LK

Print Name: Nevada

Address: 768 Aultman Street

City: Ely

State: NV Zip: 89301

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

**STATE OF NEVADA
DECLARATION OF VALUE**

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

FOR RECORDERS OPTIONAL USE
 Book 218 Page: 62-63
 Date of Recording: June 13, 2006
 Notes: # 171010106

3. Total Value/Sales Price of Property: \$250,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$250,000.00
 Real Property Transfer Tax Due \$975.00

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- b. Explain reason for exemption: _____

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Signature: [Handwritten Signature] Capacity: Buyer

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SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: J & S Properties, LLC

Print Name: Colleen O'Callaghan-Miele

Address: 34 Emerald Dunes Circle

Address: 11 Old Marsh Lane

City: Henderson

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