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

AT THE REQUEST OF &
First American Title

FILED FOR RECORDING

2006 JUN 13 PM 3 18

FEE 15.00 POT 5.00 DEPOL 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

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: 06/01/2006

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

By: Jim Vincent, Managing Member

STATE OF

NEVADA

cc

COUNTY OF

CLARK

This instrument was acknowledged before me on June 7th 2006 by Jim Vincent.

Notary Public

(My commission expires: Oct. 5, 2008)

STEPHANIE REVIEA NOTARY PUBLIC STATE OF NEVADA APPT. No. 04-92649-1 MY APPT. EXPIRES OCT, 5, 2008

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 01, 2006** under Escrow No. **152-2275194**.

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Num			()		
	001-250-24			\ \		
	001-250-25	······································			\ \	
	001-250-26 001-250-27	······································			\ \	
u,	00120021				\ \	
2.	Type of Property					
a)	X Vacant Land	b) Single Fam. Res.		CORDERS OPTIC	. \ \ \ \ I	
c)	Condo/Twnhse	d) 2-4 Plex	Book Z		07-63	
e)	Apt. Bldg.	f) Comm'l/Ind'l	Date of R	ecording: JONO	13,7006	
g)	Agricultural	h) Mobile Home	Notes:	#12ldolal	0	
i)	Other					
3.	Total Value/Sales Price	e of Property:	\$2	250,000.00		
Deed in Lieu of Foreclosure Only (value of property) (\$)	
	Transfer Tax Value:		_\$2	250,000.00	····	
	Real Property Transfe	r Tax Due	\$9	975.00		
4.	If Exemption Claimed:					
a. Transfer Tax Exemption, per 375.090, Section:						
	b. Explain reason for	exemption:				
5.	Partial Interest: Perce	ntage being transferred:		%		
		lares and acknowledges, i	inder penalty	of perjury, pursu	ant to NRS	
	.060 and NRS 375.1	10, that the information	provided is	correct to the be	est 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						
		everally liable for any addit				
Sign	nature	Cerest	Capacity:	mano	gen	
Signature: Capacity:					0	
	SELLER (GRANTOR	INFORMATION	BUYER (RANTEE) INFOR	RMATION	
	(REQUIR	ED)		(REQUIRED)		
				Mathew A. Miek		
Prin	t Name: J&S Proper	ties, LLC	Print Name:	Colleen O'Calla	ghan-Miele	
Address: 34 Emerald Dunes Circle Address: 11 Old Marsh Lane					ne	
City			City: Hen	derson		
Stat		Zip: <u>89052</u>	State: N		89052	
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)						
First American Title Company of						
Print Name: Nevada File Number: 152-2275194 M J/L K Address 768 Aultman Street						
City			State: NV	Zip: 89	301	
		CORD THIS FORM MAY I				

STATE OF NEVADA DECLARATION OF VALUE

Assessor Parcel Number(s)	[]				
a) 001-250-24	\ \				
b) <u>001-250-25</u> c) <u>001-250-26</u>	\ \				
d) 001-250-27	\ \				
	\ \				
 Type of Property a) Vacant Land b) Single Fam. Re 	S. FOR RECORDERS OPTIONAL USE				
c) Condo/Twnhse d) 2-4 Plex	Book <u>218 Page: 62-63</u>				
e) Apt. Bldg. f) Comm'l/Ind'l	Date of Recording: \u00c4\u00f37004				
g) Agricultural h) Mobile Home	Notes: 17 tololole				
i) Other					
3. Total Value/Sales Price of Property:	\$250,000.00				
Deed in Lieu of Foreclosure Only (value of pro	perty) (\$)				
Transfer Tax Value:	\$250,000.00				
Real Property Transfer Tax Due	\$975.00				
4. If Exemption Claimed:					
a. Transfer Tax Exemption, per 375.090, Sect	ion:				
b. Explain reason for exemption:					
5. Partial Interest: Percentage being transferred:	%				
The undersigned declares and acknowledges	, under penalty of perjury, pursuant to NHS				
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, th	e parties agree that disallowance of any				
claimed exemption, or other determination of add	itional 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 ad					
	Capacity: Screen				
Signature:	Capacity: <u>Buyer</u>				
SELLER (GRANTOPUNEORMATION	BUYER (GRANTÉE) INFORMATION				
(REQUIRED)	(REQUIRED)				
Print Name: J & S Properties, LLC	Mathew A. Miele and Mary Print Name: Colleen O'Callaghan-Miele				
Address: 34 Emerald Dunes Circle	Address: 11 Old Marsh Lane				
City: Henderson	City: Henderson				
State: NV Zip: 89052	State: NV Zip: 89052				
COMPANY/PERSON REQUESTING RECORDING	(required if not seller or buyer)				
First American Title Company of					
Print Name: Nevada	File Number: 152-2275194 MJ/LK				
Address 768 Aultman Street City: Ely	State: NV Zip: 89301				
/AS A DUBLIC RECORD THIS EODM MAY					