

1 2 6 7 6 9

A.P.N.: 001-260-16
File No: 152-2276514 (MJ)
R.P.T.T.: \$117.00

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2006 JUN 30 PM 3 19

LINCOLN COUNTY RECORDER
FEE 1500 ^{TPH} 117.00 DEPT
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:
Gino J. Vincent
34 Emerald Dunes Circle
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

Gino J. Vincent, a single man

the real property situate in the County of Lincoln, State of Nevada, described as follows:

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION ELEVEN (11), TOWNSHIP ONE NORTH (1N), RANGE SIXTY-SEVEN EAST (67E), MOUNT DIABLO BASE & MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL FOUR (4) AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED MAY 24, 2006 IN PLAT BOOK "C", PAGE 212, AS FILE NO. 126569, IN THE OFFICE OF THE COUNTY RECORDER OF 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: 06/16/2006

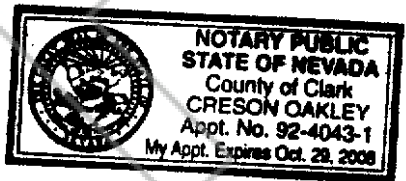
J & S Properties, LLC, a Nevada Limited Liability Company

Jim Vincent
By: Jim Vincent, Managing Member

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

This instrument was acknowledged before me on 6-26-06 by James Vincent.

Creson Oakley
Notary Public
(My commission expires: Oct 29, 2008)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated June 16, 2006 under Escrow No. 152-2276514.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-260-16
- 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	
Book <u>218</u>	Page: <u>486-487</u>
Date of Recording: <u>June 30, 2006</u>	
Notes: <u>126769</u>	

3. Total Value/Sales Price of Property: _____

\$30,000.00

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

(\$ _____)

Transfer Tax Value: _____

\$30,000.00

Real Property Transfer Tax Due _____

\$117.00

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

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: J & S Properties, LLC

Print Name: Gino J. Vincent

Address: 34 Emerald Dunes Circle

Address: 34 Emerald Dunes Circle

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: 152-2276514 MJ/LK

Address: 768 Aultman Street

City: Ely

State: NV Zip: 89301

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

**STATE OF NEVADA
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FOR RECORDERS OPTIONAL USE
 Book 218 Page: 486-487
 Date of Recording: June 30, 2006
 Notes: #126769

3. Total Value/Sales Price of Property: \$30,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$30,000.00
 Real Property Transfer Tax Due \$117.00

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Signature: [Signature]
 Signature: _____

Capacity: Buyer
 Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

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