

1 2 7 4 6 4

A.P.N.: 001-250-33  
File No: 152-2288773 (MJ)  
R.P.T.T.: \$234.00

FILED FOR RECORDING  
AT THE REQUEST OF €

First American Title

2006 SEP 22 AM 11 48

LINCOLN COUNTY RECORDER  
FEE 15.00 IPH 234.00 DEPA  
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:  
Joseph A. Dunne  
Post Office Box 652  
Pioche, NV 89043

**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

Joseph A. Dunne, a single man

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

**THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCEL 4 AS SHOWN BY MAP THEREOF ON FILE IN PLAT BOOK C, PAGE 210, INSTRUMENT NO. 126540, IN THE OFFICE OF THE LINCOLN COUNTY RECORDER.**

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: 08/31/2006

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

*Jim Vincent*

By: Jim Vincent, Managing Member

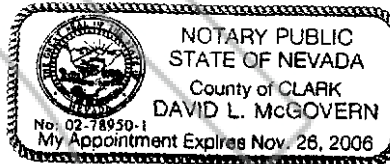
STATE OF **NEVADA** )  
 ) : ss.  
COUNTY OF **WHITE PINE** )  
 *CLARK*

This instrument was acknowledged before me on SEPTEMBER 9, 2006 by **J & S Properties, LLC, a Nevada Limited Liability Company.**

*JIM VINCENT*  
*David L. McGovern*

Notary Public

(My commission expires: 11/26/06 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 31, 2006** under Escrow No. **152-2288773**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-250-33
- 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>223</u> Page: <u>70-71</u>
Date of Recording:	<u>Sept 22, 2006</u>
Notes:	<u>#127464</u>

3. Total Value/Sales Price of Property:

\$60,000.00

Deed in Lieu of Foreclosure Only (value of property)

( \$ \_\_\_\_\_ )

Transfer Tax Value:

\$60,000.00

Real Property Transfer Tax Due

\$234.00

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: Joseph A. Dunne

Address: 34 Emerald Dunes Circle

Address: Post Office Box 652

City: Henderson

City: Pioche

State: NV Zip: 89052

State: NV Zip: 89043

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

First American Title Company of

Print Name: Nevada

File Number: 152-2288773 MJ/LK

Address: 788 Aultman Street

City: Ely

State: NV Zip: 89301

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

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 001-250-33  
 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 223 Page: TD-71  
 Date of Recording: Sept 27, 2006  
 Notes: #127464

3. Total Value/Sales Price of Property: \$60,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)  
 Transfer Tax Value: \$60,000.00  
 Real Property Transfer Tax Due \$234.00

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 a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
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Signature: [Signature]  
 Signature: \_\_\_\_\_

Capacity: Buyer  
 Capacity: \_\_\_\_\_

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

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

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

Print Name: Joseph A. Dunne  
 Address: Post Office Box 652  
 City: Pioche  
 State: NV Zip: 89043

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

First American Title Company of  
 Print Name: Nevada  
 Address: 768 Aultman Street  
 City: Ely

File Number: 152-2288773 MJ/LK  
 State: NV Zip: 89301

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