

127484

FILED FOR RECORDING  
AT THE REQUEST OF

A.P.N.: 001-250-19  
File No: 152-2289283 (MJ)  
R.P.T.T.: \$232.05 C

First American Title  
2006 SEP 26 PM 4 29

LINCOLN COUNTY RECORDER  
FEE 1500 <sup>RPH</sup> 23205 SEP 26  
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:  
Joyce M Wood  
5841 Jensen Street  
Las Vegas, NV 89149

**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

Joyce M. Wood as Trustee of Joyce M. Wood Living Trust dated November 30, 2001

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

**That portion of the Southwest Quarter (SW 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 2 as shown by map thereof on file in Plat Book C, Page 207, Instrument No. 126537, recorded May 19, 2006, 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: 09/14/2006

BOOK 223 page 150

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

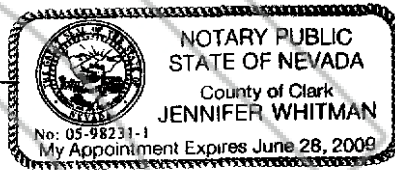
*Jim Vincent*  
By: Jim Vincent, Managing Member

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

This instrument was acknowledged before me on Sept 16, 2006 by **Jim Vincent**.

*Jennifer Whitman*  
Notary Public

(My commission expires: 6-28-2009)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 14, 2006** under Escrow No. **152-2289283**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-250-19
- 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>150-151</u>
Date of Recording:	<u>Sept 26, 2006</u>
Notes:	<u>#127484</u>

3. Total Value/Sales Price of Property:

\$59,500.00

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

Transfer Tax Value: \$59,500.00

Real Property Transfer Tax Due \$232.05

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: \_\_\_\_\_  
Capacity: manager

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

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

Print Name: J & S Properties, LLC

Print Name: Joyce M Wood

Address: 34 Emerald Dunes Circle

Address: 5841 Jensen Street

City: Henderson

City: Las Vegas

State: NV Zip: 89052

State: NV Zip: 89149

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

First American Title Company of

Print Name: Nevada

File Number: 152-2289283 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  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 001-250-19  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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 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 \_\_\_\_\_

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Signature: Joyce M. Wood Capacity: Buyer  
 Signature: \_\_\_\_\_ 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: Joyce M Wood  
 Address: 5841 Jensen Street  
 City: Las Vegas  
 State: NV Zip: 89149

**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: 152-2289283 MJ/LK  
 State: NV Zip: 89301

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