

Official RecordRecording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2

RPT: \$234.00 Recorded By: AE

Book- 231 Page- 0160

A.P.N.: 001-260-26
File No: 152-2318115 (MJ)
R.P.T.T.: \$234.00



0128864

When Recorded Mail To: Mail Tax Statements To:
Premier Trust, Inc.
2700 W. Sahara Ave., Ste #300
Las Vegas, NV 89102

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

Premier Trust, Inc., Custodian fbo James W. Jackson, SEP IRA

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

**THAT PORTION OF THE NW 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 11,
TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.M, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:**

**PARCEL 28, AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED JULY 3, 2006 IN
BOOK PLAT C, PAGE 231 AS FILE NO. 126780 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: 04/04/2007



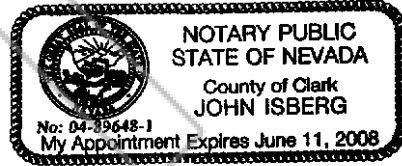
J & S Properties, LLC, a Nevada Limited Liability Company

Jim Vincent
By: Jim Vincent, Managing Member

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on APRIL 24, 2007 by Jim Vincent.

John Isberg
Notary Public
(My commission expires: 6-11-08)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated April 04, 2007 under Escrow No. 152-2318115.

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 - a) 001-260-26
 - b) _____
 - c) _____
 - d) _____

2. Type of Property

a) <input type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other _____	

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

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: _____ Capacity: _____
 Signature: Stacy Libbey Capacity: Premier Trust, Inc. Custodian for the
SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION**

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

(REQUIRED)
 Print Name: Premier Trust, Inc.
 Address: 2700 W. Sahara Ave., Ste
 City: Las Vegas
 State: NV Zip: 89102

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

First American Title Insurance
 Print Name: Company File Number: 152-2318115 MJ/LK
 Address: 768 Aultman Street
 City: Ely State: NV Zip: 89301

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



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Signature: [Signature]

Signature: _____

Capacity: Manager

Capacity: _____

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