

**Official Record**

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2  
RPTT: \$436.80 Recorded By: AE  
Book- 233 Page- 0636

A.P.N.: 001-260-09 and 001-260-24  
File No: 152-2328116 (MJ)  
R.P.T.T.: \$436.80



When Recorded Mail To: Mail Tax Statements To:  
Jerry C. Nelums and Teresita Santos Nelums  
9376 Arrowhead Bluff Avenue  
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

Jerry C. Nelums and Teresita Santos Nelums, 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 NO. 1:**

**PARCEL 1 AS SHOWN ON PARCEL MAP FOR J. AND S. PROPERTIES, L.L.C. RECORDED MAY 24, 2006 IN PLAT BOOK C, PAGE 213 AS FILE NO. 126570 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B.&M.**

**PARCEL NO. 2:**

**PARCEL 4 AS SHOWN ON PARCEL MAP FOR J. AND S. PROPERTIES, L.L.C. RECORDED MAY 24, 2006 IN PLAT BOOK C, PAGE 214 AS FILE NO. 126571 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B.&M.**

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: 06/21/2007

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

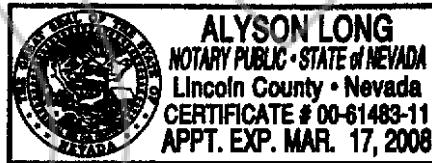
*Jim Vincent*  
By: Jim Vincent, Managing Member

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

This instrument was acknowledged before me on July 9th 2007 by **Jim Vincent**.

*Allyson Long*  
Notary Public

(My commission expires: March 17, 2008)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 21, 2007** under Escrow No. **152-2328116**.

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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 001-260-09
- b) 001-260-24
- 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 _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$112,000.00

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

Transfer Tax Value: \$112,000.00

Real Property Transfer Tax Due \$436.80

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: Seller

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: J & S Properties, LLC

Address: 34 Emerald Dunes Circle

City: Henderson

State: NV Zip: 89052

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

Print Name: Jerry C. Nelums and Teresita Santos Nelums

Address: 9376 Arrowhead Bluff

City: Las Vegas

State: NV Zip: 89149

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

First American Title Insurance

Print Name: Company File Number: 152-2328116 MJ/LK

Address: 768 Aultman Street

City: Ely State: NV Zip: 89301



**STATE OF NEVADA  
DECLARATION OF VALUE**

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- b) 001-260-24
- c) \_\_\_\_\_
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Signature: Jerry C. Nelums Capacity: \_\_\_\_\_  
 Signature: Teresita Santos Nelums 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: Jerry C. Nelums and Teresita Santos Nelums  
 Address: 9376 Arrowhead Bluff  
 City: Las Vegas  
 State: NV Zip: 89149

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

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

File Number: 152-2328116 MJ/LK  
 State: NV Zip: 89301

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