

DOC # 0129535

07/20/2007

01:49 PM

Official Record

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPT: \$214.50

Recorded By: LB

Book- 233 Page- 0645

A.P.N.: 001-092-07
File No: 152-2329070 (MJ)
R.P.T.T.: \$214.50 C



When Recorded Mail To: Mail Tax Statements To:
Astrid M. Volkert, Trustee of the Volker
4338 Seville Street
Las Vegas, NV 89121

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

Astrid M. Volkert, Trustee of the Volkert 1985 Trust, dated August 2, 1985

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

LOTS TWENTY-TWO (22) AND TWENTY-THREE (23) IN BLOCK THIRTY (30), IN THE TOWN OF PIOCHE, COUNTY OF LINCOLN AS SHOWN BY MAP THEREOF FILED AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER, 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: 07/18/2007



0129535

Book: 233
Page: 646

07/20/2007
Page 2 of 2

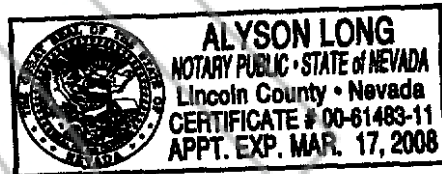
J & S Properties, LLC, a Nevada Limited Liability Company

Jim Vincent
By: Jim Vincent, Managing Member

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on July 20, 2007 by Jim Vincent.

Alyson Long
Notary Public
(My commission expires: March 17, 2008)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated July 18, 2007 under Escrow No. 152-2329070.

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$15.00
Recorded By: LB RPTT: \$214.50
Book- 233 Page- 0645

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 - a) 001-092-07 _____
 - 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 checked="" 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: \$55,000.00
- Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- Transfer Tax Value: \$55,000.00
- Real Property Transfer Tax Due \$214.50

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)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

Print Name: Astrid M. Volkert, Trustee of the Volkert 1985 Trust, dated August 2, 1985
 Address: 4338 Seville Street
 City: Las Vegas
 State: NV Zip: 89121

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: 152-2329070 MJ/LK
 State: NV Zip: 89301



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-092-07
- 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 _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \$55,000.00

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

Transfer Tax Value: \$55,000.00

Real Property Transfer Tax Due \$214.50

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: Astrid M. Volkert

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: Astrid M. Volkert, Trustee of the Volkert 1985 Trust, dated August 2, 1985

Address: 4338 Seville Street

City: Las Vegas

State: NV Zip: 89121

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: 152-2329070 MJ/LK

State: NV Zip: 89301