

DOC # 0129695

08/16/2007

02:57 PM

Official Record

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2
RPTT: \$228.15 Recorded By: LB
Book- 234 Page- 0451



A.P.N.: 001-270-19
File No: 152-2331498 (MJ)
R.P.T.T.: \$228.15 C

When Recorded Mail To: Mail Tax Statements To:
John Daniel Kingery
439 Summit Drive
Henderson, NV 89002

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

John Daniel Kingery, a widower

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

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 48, OF PARCEL MAP FOR J. AND S. PROPERTIES, L.L.C., RECORDED JANUARY 31, 2007 IN PLAT BOOK C, PAGE 301, INSTRUMENT NO. 0128310, IN THE OFFICE OF 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: 07/23/2007




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Book: 234
Page: 452

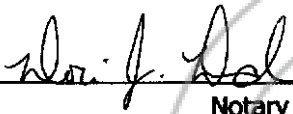
08/16/2007
Page: 2 of 2

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

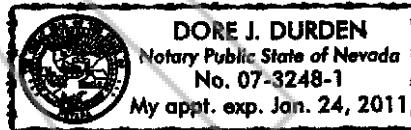

By: Jim Vincent, .

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

This instrument was acknowledged before me on August 13th, 2007 by **Jim Vincent**.



Notary Public
(My commission expires:
Jan. 24, 2011)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 23, 2007** under Escrow No. **152-2331498**.

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
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Page 1 of 2 Fee: \$15.00
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1. Assessor Parcel Number(s)

- a) 001-270-19
- 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 _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$58,500.00

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

Transfer Tax Value: \$58,500.00

Real Property Transfer Tax Due \$228.15

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: John D Kingery 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: John Daniel Kingery
Address: 439 Summit Drive
City: Henderson
State: NV Zip: 89002

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: 152-2331498 MJ/LK
State: NV Zip: 89301

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



**STATE OF NEVADA
DECLARATION OF VALUE**

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- a) 001-270-19
- b) _____
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FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
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Signature: [Signature]
 Signature: [Signature]

Capacity: Manager
 Capacity: _____

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