

Official Record

Recording requested By
COW COUNTY TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$40.00 Page 1 of 2
RPTT: \$117.00 Recorded By: AE
Book- 234 Page- 0554



0129716

A.P.N.# 01-101-03

R.P.T.T.\$ 117.00

ESCROW NO. 19034855

RECORDING REQUESTED BY:

COW COUNTY TITLE

MAIL TAX STATEMENTS TO:

SAME AS BELOW

WHEN RECORDED MAIL TO:
J & S Properties, LLC
34 Emerald Dunes Circle
Henderson, NV 89052

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **THEODORE LUKE VINCENT** and **ROBIN VINCENT**, Husband and Wife and **DESIREE D. VINCENT**, a Single Woman

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **J & S PROPERTIES, LLC.**, a Nevada Limited Liability Company

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of **LINCOLN** State of Nevada, bounded and described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

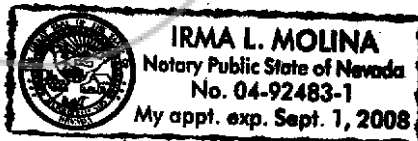
DATE: August 15, 2007

Theodore Luke Vincent

THEODORE LUKE VINCENT
Robin Vincent

ROBIN VINCENT
Desiree D. Vincent

DESIREE D. VINCENT



STATE OF NEVADA }
COUNTY OF Clark } ss.

This instrument was acknowledged before me on 8/16/07
by THEODORE LUKE VINCENT and ROBIN VINCENT and DESIREE D. VINCENT

Signature *Irma L. Molina*
Notary Public (One inch margin on all sides of document for Recorder's Use Only)



EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 19034855

Lot 32, 33, AND 34 in Block 18 in the Town of Pioche, Lincoln County, Nevada as said lot and block are platted and described on the Official Plat of said Town of Pioche, now on file and of record in the Office of the County Recorder of said Lincoln County, Nevada and to which plat and the records thereof reference is hereby made for further particular description.

ASSESSOR'S PARCEL NUMBER FOR 2007 - 2008: 01-101-03

COPY

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
COW COUNTY TITLE

- 1. Assessor Parcel Number(s):
 - a) 01-101-03
 - b) _____
 - c) _____
 - d) _____

FOR REC Document/ Book: _____ Date of Rec _____ Notes: _____	Lincoln County - NV	
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- 2. Type of Property:
 - a) Vacant Land
 - b) _____ Single Family Res.
 - c) _____ Condo/Townhouse
 - d) _____ 2-4 Plex
 - e) _____ Apartment Bldg.
 - f) _____ Comm'l/Ind'l
 - g) _____ Agricultural
 - h) _____ Mobile Home
 - i) Other: _____

3. Total Value/Sales Price of Property \$ 30,000.00

Deed in Lieu of Foreclosure Only (Value of Property) \$ 0.00

Transfer Tax Value \$ 30,000.00

Real Property Transfer Tax Due: \$ 117.00

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 - b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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 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: Grantor

Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(required)

Print Name: THEODORE LUKE VINCENT

Address: 34 EMERALD DUNES CIRCLE

City/State/Zip: HENDERSON, NV 89052

BUYER (GRANTEE) INFORMATION
(required)

Print Name: Jim Vincent

Address: 34 EMERALD DUNES CIRCLE

City/State/Zip: HENDERSON, NV 89052

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: COW COUNTY TITLE Escrow No.: 19034855

Address: 761 S. Raindance Drive

City/State/Zip: Pahrump, NV 89048