

A.P.N. 001-260-28  
WHEN RECORDED MAIL TO:  
Jim Vincent  
850 S. Boulder Highway STE: 247  
Henderson, NV 89015



**QUITCLAIM DEED**

For no consideration, **J&S Properties LLC, A Nevada Limited Liability Company**, as the undersigned **Grantor**,

Does hereby REMISE, RELEASE, and FOREVER QUITCLAIM to **Jim Vincent**, an unmarried man, as **Grantee**, the following described real property in the State of Nevada, County of Lincoln:

**A PORTION SITUATED WITHIN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼), OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 67 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCEL THIRTY EIGHT (38), (NE1/4, NW1/4, SE1/4, SE1/4), AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED, JULY 3, 2006 IN PLAT BOOK "C" PAGE 231, AS FILE NO. 126780, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA. (A.P.N. 001-260-28)**

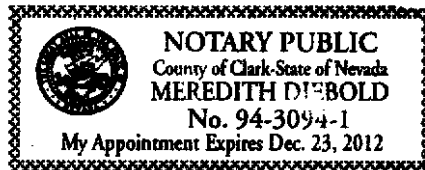
IN WITNESS WHEREOF, I hereunto set my hand this date: 7/29, 2011.

*Jim Vincent, Manager*  
\_\_\_\_\_  
J&S Properties LLC, JIM VINCENT, MANAGER-GRANTOR

STATE OF NEVADA )  
                          ) ss  
COUNTY OF CLARK )

This instrument was acknowledged before me on July 29, 2011, by Jim Vincent

*Meredith Diebold*  
\_\_\_\_\_  
NOTARY PUBLIC



# State of Nevada Declaration of Value

Recording requested By  
JIM VINCENT

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$14.00  
Recorded By: DP RPTT:  
Book- 265 Page- 0157

1. Assessor Parcel Number(s)
- a) APN 001-260-28
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

2. Type of Property
- a)  Vacant Land
  - b)  Single Family Res.
  - c)  Condo/Townhouse
  - d)  2-4 Plex
  - e)  Apartment Building
  - f)  Commercial /Ind'l
  - g)  Agriculture
  - h)  Mobile Home
  - i)  other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

Document / Instrument # \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: Jointly owned company  
Charter Corp

3. Total Value / Sales Price of Property \$ \_\_\_\_\_
- Deed In Lieu Only (value of forgiven debt) \$ \_\_\_\_\_
- Taxable Value \$ \_\_\_\_\_
- Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:
- a. Transfer Tax Exemption, per NRS 375.090, section: 9
  - b. Explain Reason for Exemption: TRANSFER FROM BUSINESS TO ME, PERSONALLY  
BECAUSE AM EXEMPT, BECAUSE I OWN 100% OF BUSINESS

5. Partial Interest: Percentage being transferred: 100 %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/4% 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 Manager, JTS Properties LLC

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

**SELLER (GRANTOR) INFORMATION**

Print Name Jim Vincent #217

Address 850 S. Boulder Highway

City Henderson

State NEVADA Zip 89015

**BUYER (GRANTEE) INFORMATION**

Print Name SAME

Address \_\_\_\_\_

City SAME

State \_\_\_\_\_ Zip \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT BUYER OR SELLER)**

Co. Name \_\_\_\_\_ Fac. # \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State: \_\_\_\_\_ Zip \_\_\_\_\_

(As a public record, this form may be recorded / microfilmed)

# State of Nevada Declaration of Value

doc# 138697  
Collected RPTT  
on 8-8-2011  
a

1. Assessor Parcel Number(s)  
a) 001-260-28  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property

a) <input checked="" type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Family Res.
c) <input type="checkbox"/> Condo/Townhouse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apartment Building	f) <input type="checkbox"/> Commercial /Ind'l
g) <input type="checkbox"/> Agriculture	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> other _____	

**FOR RECORDERS OPTIONAL USE ONLY**  
Document / Instrument # \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: Exemption Does Not Apply!

3. Total Value / Sales Price of Property \$ 22,477  
Deed In Lieu Only (value of forgiven debt) \$ \_\_\_\_\_  
Taxable Value \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ 87.75

4. If Exemption Claimed:  
a. Transfer Tax Exemption, per NRS 375.090, section: \_\_\_\_\_  
b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/4% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Jin Vincent Capacity Manager, J&S Properties LLC  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

Print Name J&S Properties LLC  
Address 850 S. Boulder Hwy Ste 247  
City Henderson  
State NV Zip 89015

Print Name Jin Vincent  
Address 850 S. Boulder Hwy Ste 247  
City Henderson  
State Nevada Zip 89015

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT BUYER OR SELLER)**

Co. Name \_\_\_\_\_ Esc. # \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State: \_\_\_\_\_ Zip \_\_\_\_\_

(As a public record, this form may be recorded / microfilmed)