

Official RecordRecording requested By
DYLAN FREHNERLincoln County - NV
Leslie Boucher - RecorderFee \$15.00 Page 1 of 2
RPTT \$39.00 Recorded By AE
Book- 268 Page- 0291

0140053

APN: 001-091-13

RETURN RECORDED DEED TO:James J. Balk
341 E. Rancho Drive
Henderson, Nevada 89015**GRANTEE/MAIL TAX STATEMENTS TO:**James J. Balk
341 E. Rancho Drive
Henderson, Nevada 89015**GRANT BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into this 11 day of ~~February~~ ^{December}, 2011, between Richard B. Vincent, also known as Richard G. Vincent, and Renee Vincent, a married couple holding property as joint tenants, and as, the party of the first part, hereinafter referred to as "GRANTOR", and James J. Balk and Mary Anne Miller Balk, as husband and wife, Ray Kamo, a single man, as his sole and separate property and Chi Shin Yang, a single man, as his sole and separate property, as joint tenants, and as, the party of the second part, hereinafter referred to as "GRANTEE."

WITNESSETH:

That the GRANTOR, in consideration of Ten Dollars (\$10), lawful money of the United States of America, and other good and valuable consideration, in hand paid by the GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain and sale unto the GRANTEE, and to their heirs and assigns, forever, all their rights, title and interest in and to those certain lots, pieces and parcels of land situate in Pioche, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

APN 001-091-13, Lots 40, 41, and 42 in Block 31 in the Town of Pioche, Lincoln County, Nevada and further described as follows:

Beginning at the North West corner of Lot 42 in Block 31 in the Town of Pioche, Lincoln County, Nevada as said lot and block are plotted are 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;

Thence, S 44°25'04" W 60.00';

Thence, S 47°17'11" W 15.02';

Thence, N 45°34'56" W 149.25';

Thence, N 44°25'04" W 75.00';

Thence, S 45°34'56" E 150', to the point of beginning;

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s),



remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

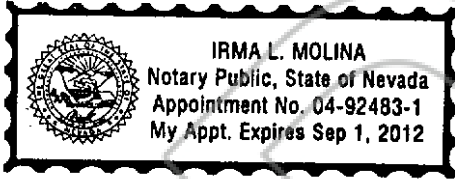
TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEE, and to her heirs and assigns, forever.

IN WITNESS WHEREOF, the GRANTOR have hereunto set their hand the day and year first above written.

Richard B. Vincent
RICHARD B. VINCENT, as know as,
RICHARD G. VINCENT

Renee Vincent
RENEE VINCENT

State of Nevada)
County of Clark)ss.

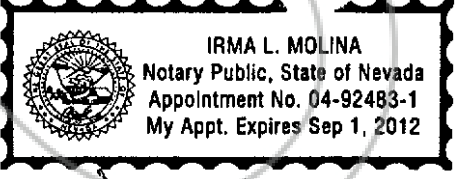


On this 11 day of December, 2011, ***Richard B. Vincent*** personally appeared before me and proved to me to be the person(s) described in and who executed the foregoing Grant Bargain and Sale Deed, who acknowledged that he/she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Irma L. Molina
NOTARY PUBLIC

State of Nevada)
County of Clark)ss.



On this 11 day of December, 2011, ***Renee Vincent*** personally appeared before me and proved to me to be the person(s) described in and who executed the foregoing Grant Bargain and Sale Deed, who acknowledged that he/she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Irma L. Molina
NOTARY PUBLIC

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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a) 301-091-13
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 RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property \$ 500,000
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ _____

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 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 Richard Vincent Capacity GRANTOR
Signature James J. Balk Capacity GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: RICHARD VINCENT
Address: 301 E. RANCHO DRIVE
City: HENDERSON
State: NEVADA Zip: 89015

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: JAMES J. BALK
Address: 341 E. RANCHO DRIVE
City: HENDERSON
State: NEVADA Zip: 89015

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

Print Name: DYLAN U. FREHNER, ESQ Escrow #: _____
Address: P.O. Box 577
City: PIECHE State: NEVADA Zip: 89043