

Official Record

Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$95.55

Recorded By: LB

Book- 289 Page- 0454

A.P.N.: 001-250-22  
File No: 179-2469396 (CC)  
R.P.T.T.: \$95.55 C



When Recorded Mail To: Mail Tax Statements To:  
Jason Lee Garrison  
6119 Blue Hills Avenue  
Las Vegas, NV 89156

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

J&S PROPERTIES LLC. A NEVDA LIMITED LIABILITY COMPANY

do(es) hereby GRANT, BARGAIN and SELL to

Jason Garrison, an unmarried man

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

**A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 67 EAST, MOUNT DIABLO BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED MAY 19, 2006 IN PLAT BOOK "C", PAGE 208 AS FILE NO. 126538, IN THE OFFICE OF THE COUNTY RECORDER OF 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: 07/18/2014



STATE OF NEVADA  
DECLARATION OF VALUE

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1. Assessor Parcel Number(s)

- a) 001-250-22
- 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'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$24,500.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$24,500.00
- d) Real Property Transfer Tax Due \$95.55

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 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: \_\_\_\_\_ Capacity: agent  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: J&S PROPERTIES LLC  
805 South Boulder Highway Suite  
Address: 247  
City: Henderson  
State: NV Zip: 89015

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Jason Lee Garrison  
Address: 6119 Blue Hills Avenue  
City: Las Vegas  
State: NV Zip: 89156

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

First American Title Insurance  
Print Name: Company File Number: 179-2469396 CC/ka  
Address 8965 South Eastern, Suite 190  
City: Las Vegas State: NV Zip: 89123

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