DOC # 0146109

/19/2014 04:28 PI

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

0146109

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

J&S PROPERTIES LLC. A NEVDA LIMITED LIABILITY COMPANY, a Nevada limited liability company

By: Jim Vincent, Manager

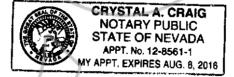
STATE OF **NEVADA**

COUNTY OF CLARK)

Notary Public

(My commission expires: ____

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 18, 2014** under Escrow No. **179-2469396**.



DOC # DV-146109

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Lincoln County - NV Leslie Boucher - Recorder

\$15.00 \$95.55

a) 001-250-22 b)	Page 1 of 1 Fee: \$ Recorded By: LB RPIT: \$
c)	Book- 289 Page- 0454
2. Type of Property	\ \
a) x Vacant Land b) Single Fam. Re	es. FOR RECORDERS OPTIONAL USE
c) Condo/Twnhse d) 2-4 Plex	BookPage:
e) Apt. Bldg. f) Comm'l/Ind'l	Date of Recording:
g) Agricultural h) Mobile Home	Notes:
i) Other	
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:	
Signature:	Capacity:
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED) Print Name: J&S PROPERTIES LLC	(REQUIRED) Print Name: Jason Lee Garrison
805 South Boulder Highway Suite	Till Hallio. Sason 200 Garlloon
Address: 247	Address: 6119 Blue Hills Avenue
City: Henderson	City: Las Vegas
State: NV Zip: 89015	State: NV Zip: 89156
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)	
First American Title Insurance Print Name: Company Address 8965 South Eastern, Suite 190	File Number: <u>179-2469396 CC/ka</u>
City: Las Vegas	State: NV Zip: 89123

STATE OF NEVADA

DECLARATION OF VALUE

Assessor Parcel Number(s)

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