

A.P.N.: 001-250-20
File No: 179-2471542 (CC)
R.P.T.T.: \$85.80 C



When Recorded Mail To: Mail Tax Statements To:
Jason K. Fowler and Tonya M. Fowler
101 East Delamar Drive
Henderson, NV 89015

GRANT, BARGAIN and SALE DEED

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

J & S Properties, LLC, a Nevada Limited Liability Company

do(es) hereby *GRANT, BARGAIN and SELL* to

Jason K. Fowler and Tonya M. Fowler, husband and wife as joint tenants with right of survivorship

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

THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 3 AS SHOWN BY MAP THEREOF ON FILE IN PLAT BOOK C, PAGE 207, INSTRUMENT NO. 126537, IN THE OFFICE OF THE LINCOLN COUNTY RECORDER.

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: 08/29/2014



0146261

Book: 290

09/17/2014

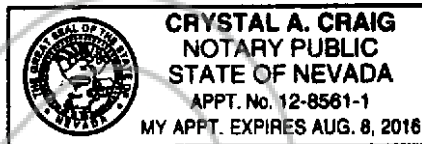
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J&S Properties LLC, a Nevada limited liability company

Jim Vincent, Manager

By: Jim Vincent, Manager



STATE OF **NEVADA**)

: ss.

COUNTY OF **CLARK**)

This instrument was acknowledged before me on 9-12-14 by **J & S Properties, LLC, a Nevada Limited Liability Company.**

Crystal A. Craig

Notary Public

(My commission expires: 8/8/16)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 29, 2014** under Escrow No. **179-2471542.**

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00
Recorded By: AE RPTT: \$85.80
Book- 290 Page- 0368

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 001-250-20
- 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: \$21,750.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$21,750.00
- d) Real Property Transfer Tax Due \$85.80

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

Address: 850 South Boulder Highway Suite 247

City: Henderson

State: NV Zip: 89015

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jason K. Fowler and Tonya M. Fowler

Address: 101 East Delamar Drive

City: Henderson

State: NV Zip: 89015

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

Print Name: Company File Number: 179-2471542 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)