

A.P.N.: 001-260-14  
File No: 116-2624456 (IK)  
R.P.T.T.: \$70.20

LINCOLN COUNTY, NV  
\$107.20  
RPTT:\$70.20 Rec:\$37.00  
05/13/2021 09:33 AM  
FIRST AMERICAN TITLE INSURANCE COMPANY  
OFFICIAL RECORD  
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
J & S Properties, LLC, a Nevada Limited Liability Company  
850 S. Boulder Hwy #247  
Henderson, NV 89015

**GRANT, BARGAIN and SALE DEED**

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

James L. Park and Leslie A. Park, Co-Trustees of the James L. Park Separate Property Trust, dated February 23, 2015, as amended, or restated, or his successors

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

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

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

**A PORTION SITUATED WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), 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 TWO (2), (SE1/4, SE1/4, SW1/4, SE1/4), AS SHOWN ON THAT CERTAIN PARCEL MAP FOR J. AND S. PROPERTIES, L.L.C. RECORDED MAY 24, 2006 IN PLAT BOOK "C" PAGE 212, AS FILE NO. 126569, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.**

*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.

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.

Leslie A. Park, Successor Trustee of the James L. Park Separate Property Trust, dated February 23, 2015, as amended, or restated, or his successors

*Leslie A. Park*  
Leslie A. Park, Successor Trustee

STATE OF **NEVADA** )  
 ) : **ss.**  
COUNTY OF **CLARK** )

This instrument was acknowledged before me on 5/12/2021 by Leslie A. Park, Successor Trustee of the James L. Park Separate Property Trust, dated February 23, 2015, as amended, or restated, or his successors

*Maraya Ricamona*  
Notary Public  
(My commission expires: June 25, 2024 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 116-2624456.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 001-260-14  
 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 RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$18,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$0.00 )  
 c) Transfer Tax Value: \$18,000.00  
 d) Real Property Transfer Tax Due \$70.20

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: Leone Kaine  
 Signature: \_\_\_\_\_

Capacity: Agent  
 Capacity: \_\_\_\_\_

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

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

Leslie A. Park, Successor Trustee of the James L. Park Separate Property Trust, dated February 23, 2015, as amended, or  
 Print Name: restated, or his successors  
 Address: 4415 Topaz Street  
 City: Las Vegas  
 State: NV Zip: 89121

J & S Properties, LLC, a Nevada Limited Liability Company  
 Print Name: Company  
 Address: 850 S. Boulder Hwy #247  
 City: Henderson  
 State: NV Zip: 89015

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

First American Title Insurance  
 Print Name: Company  
 Address: 701 N Green Valley Pkwy, Ste 120  
 City: Henderson

File Number: 116-2624456 IK/ jf  
 State: NV Zip: 89074

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