

A.P.N.: 001-250-31
File No: 116-2626769 (IK)
R.P.T.T.: \$163.80

LINCOLN COUNTY, NV **2021-160613**
\$200.80
RPTT:\$163.80 Rec:\$37.00 **06/08/2021 09:26 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Ruben Antonio Delgado and John Emmet Murphy
10639 Pennant Ave
Las Vegas, NV 89166

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

Ruben Antonio Delgado, a married man as his sole and separate property and/or John Emmet Murphy, a married man as his sole and separate property, as joint tenants

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

THAT PORTION OF THE SOUTHEAST QUARTER (SE 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:

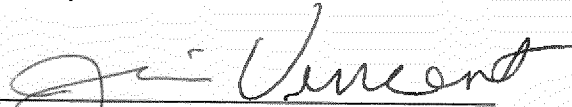
PARCEL 2 AS SHOWN BY MAP THEREOF ON FILE IN PLAT BOOK C, PAGE 208, INSTRUMENT NO. 126538, IN THE OFFICE OF THE LINCOLN COUNTY RECORDER.

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

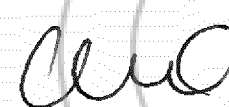
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

J & S Properties LLC

By: 
Name: Jim Vincent * Jim Vincent
Title: Authorized Signor

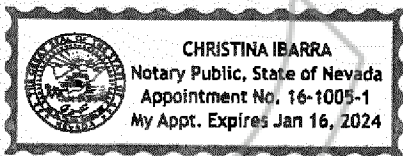
STATE OF NEVADA)
 : SS.
COUNTY OF CLARK)

This instrument was acknowledged before me on June 7 2021 by
~~J & S Properties LLC~~ Jim Vincent, managing member of the


J & S properties LLC

Notary Public
(My commission expires: June 16 2024)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 116-2626769.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-250-31
 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: \$41,900.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c) Transfer Tax Value: \$41,900.00
 d) Real Property Transfer Tax Due \$163.80

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: [Signature]
 Signature: _____

Capacity: Grantor
 Capacity: _____

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

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

Print Name: J & S Properties LLC
 Address: 850 S. Boulder Hwy #247
 City: Henderson
 State: NV Zip: 89015

Print Name: Ruben Antonio Delgado and John Emmet Murphy
 Address: 10639 Pennant Ave
 City: Las Vegas
 State: NV Zip: 89166

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: 116-2626769 IK/ jf
 State: NV Zip: 89074

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