

A.P.N.: 001-260-14
File No: 116-2632131 (IK)
R.P.T.T.: \$144.30

When Recorded Mail To: Mail Tax Statements To:
Richard Romprey and Amanda Romprey
2294 Pintura Drive
Saint George, UT 84790

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

Richard Romprey and Amanda Romprey, husband and wife as joint tenants

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 (SE 1/4) OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 67 EAST, MOUNT DIABLO BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL TWO (2), (SE 1/4, SE 1/4, SW 1/4, SE 1/4), 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.

J & S Properties LLC

By: *Jim Vincent*
Name: Jim Vincent
Title: Manager

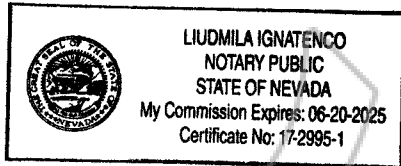
STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on AUGUST 9, 2021 By: Jim Vincent, Manager
J & S Properties LLC.

[Signature]

Notary Public
(My commission expires: JUNE 20, 2025)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 116-2632131.



**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: \$36,900.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$36,900.00
- d) Real Property Transfer Tax Due \$ _____

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: Manager

Signature: _____

Capacity: _____

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

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

Print Name: J & S Properties LLC

Print Name: Richard Romprey and
Amanda Romprey

Address: 850 S. Boulder Hwy. #247

Address: 2294 Pintura Drive

City: Henderson

City: Saint George

State: NV Zip: 89015

State: UT Zip: 84790

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

Print Name: First American Title Insurance
Company

File Number: 116-2632131 IK/ IK

Address: 701 N Green Valley Pkwy, Ste 120

State: NV Zip: 89074

City: Henderson

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