## RECORDING REQUESTED BY First American Title Insurance Company

AND WHEN RECORDED MAIL TO: J&S Properties, LLC 34 Emerald Dunes Circle Henderson, NV 89052 LINCOLN COUNTY, NV

2022-162234

\$37.00

RPTT:\$0.00 Rec:\$37.00

04/22/2022 03:05 PM

FIRST AMERICAN TITLE INSURANCE COMPANYS=5 AE

OFFICIAL RECORD

AMY ELMER. RECORDER

E99

Space Above This Line for Recorder's Use
Only

A.P.N.: 001-250-33

File No.: 116-2651222

#### **DEED IN LIEU OF FORECLOSURE**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Joseph A. Dunne**, a single man

hereby GRANTS to J&S Properties, LLC, a Nevada limited liability company

the real property in the City of **Pioche**, County of **Lincoln**, State of **Nevada**, described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT B

This Deed is an absolute conveyance, the grantor(s) have sold said real property to the grantee(s) for a fair and adequate consideration, such consideration in addition to that above recited, being full satisfaction of all obligations secured by that certain Deed of Trust executed by **Joseph A. Dunne**, a single man, as Trustor(s), to **First American Title Company of Nevada**, a **Nevada Corporation**, as Trustee, for **J&S Properties**, as Beneficiary, dated **August 25**, **2006** and recorded **September 22**, **2006** as Instrument no. **127465** of Official Records of **Lincoln** County, **Nevada**.

Grantor(s) declare(s) that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this Deed and the attached Estoppel Affidavit, between the parties with respect to said real property.

SEE THE ESTOPPEL AFFIDAVIT ATTACHED HERETO AS EXHIBIT A

Date:

' '

Joseph A) Dunne

Mail Tax Statements To: SAME AS ABOVE

COUNTY	k7 : SS.
Joseph A	ALYSON LONG Notary Public, State of Nevada No. 00-61483-11 My Appt. Exp. March 17, 2024

A.P.N.: **001-250-33** File No.: **116-2651222 (ST)** 

## **EXHIBIT A TO DEED IN LIEU OF FORECLOSURE**

#### **ESTOPPEL AFFIDAVIT**

State of	Nevada	)
		) ss.
County of	Lincoln	)

Date:

April 20, 2022

**Joseph A. Dunne**, being first duly sworn, each for himself and/or herself, depose and says: That he/she/they are identical parties who made, executed and delivered that certain Deed in Lieu of Foreclosure to **J&S Properties, LLC** dated **April 20, 2022** ("Deed"), conveying the following described real property in the City of **Pioche**, County of **Lincoln**, State of **Nevada**, to-wit (the "Property"):

#### AS DESCRIBED IN EXHIBIT B ATTACHED HERETO.

The affiant(s) now is, and at all times herein mentioned was an unmarried person;

That the Deed is intended to be and is an absolute conveyance of the title of the Property to the grantee(s) named therein, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiant(s), as grantor(s) in the Deed to convey, and by the Deed affiant(s) did convey, to the grantee(s) named therein all his/her/their right, title and interest absolutely in and to the Property; that possession of Property has been surrendered to the grantee(s);

That, in the execution and delivery of the Deed, affiant(s) were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and was not acting under coercion or duress;

That the consideration for the Deed was and is payment to affiant(s) of the sum of \$20,449.00 ("Consideration"), by grantee(s), and the full cancellation of all debts, obligations, costs, and charges secured by that certain Deed of Trust heretofore existing on the Property executed by Joseph A. Dunne, a single man, as Trustor(s), to First American Title Company of Nevada, a Nevada Corporation, as Trustee, for J&S Properties, as Beneficiary, dated August 25, 2006 and recorded September 22, 2006 as Instrument No. 127465 of Official Records of Lincoln County, Nevada ("Deed of Trust"), and the reconveyance of the Property under the Deed of Trust; that at the time of making the Deed, affiant(s) believed and now believe that the Consideration represents the fair value of the Property so deeded;

This Affidavit is made for the protection and benefit of the grantee(s) in the Deed, his/her/their successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the Property, and particularly for the benefit of First American Title Insurance Company, which is about to insure the title to the Property in reliance thereon, and any other title company which may hereafter insure the title to the Property;

A.P.N.: 001-250-33 File No.: **116-2651222 (ST)** 

## **EXHIBIT A TO DEED IN LIEU OF FORECLOSURE ESTOPPEL AFFIDAVIT - continued**

That affiant(s), and each of them, will testify, declare, depose or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts set forth herein.

STATE OF

**NEVADA** 

SS.

**COUNTY OF** 

This instrument was acknowledged before me on \_

Joseph A. Dunne.

Motary Public (My commission expires:

ALYSON LONG Notary Public, State of Nevada No. 00-61483-11 My Appt. Exp. March 17, 2024

File No.: **116-2651222 (ST)** 

## **EXHIBIT B TO DEED IN LIEU OF FORECLOSURE**

THAT PORTION OF THE NORTHWEST QUARTER (NW 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 4 AS SHOWN BY MAP THEREOF ON FILE IN PLAT BOOK C, PAGE 210, INSTRUMENT NO. 126540, IN THE OFFICE OF THE LINCOLN COUNTY RECORDER.



# STATE OF NEVADA DECLARATION OF VALUE

a) X Vacant Land b) Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex Book Page: Book Page: Date of Recording: Notes:  a) Apt. Bldg. f) Comm'l/Ind'l Date of Recording: Notes:  b) Agricultural h) Mobile Home Notes: Notes:  3. a) Total Value/Sales Price of Property: \$20,449.00  b) Deed in Lieu of Foreclosure Only (value of property) (\$48,000.00  c) Transfer Tax Value: \$-\$27,551.00  d) Real Property Transfer Tax Due \$0.00  4. If Exemption Claimed:  a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption: DOT Instr#:127465. Deed in Lieu Transaction  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. Capacity: Signature: Capacity: Capacity: Capacity: Capacity: Capacity: Capacity: Capacity: Signature: Capacity: Disease of the County 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. Capacity: Capacity: Capacity: Capacity: Capacity: Capacity: Capacity: Capacity: Capacity: Signature: Capacity: Capacity: Signature: Signature: Capacity: Signature: S	1.	Assessor Parcel Number(s)				
b) c) c) d)	a)	001-250-33				
2. Type of Property a)						
2. Type of Property a) X Vacant Land b) Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex Book Page: e) Apt. Bldg. f) Comm'/Ind'l Date of Recording: g) Agricultural h) Mobile Home Notes: i) Other 3. a) Total Value/Sales Price of Property: \$20,449.00 b) Deed in Lieu of Foreclosure Only (value of property) \$48,000.00 c) Transfer Tax Value: \$-\$27,551.00 d) Real Property Transfer Tax Due \$0.00 4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption: DOT Instr#:127465. Deed in Lieu Transaction 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 addity and severally liable for any additional amount owed. Signature: Seller (GRANTOR) INFORMATION (REQUIRED)  Print Name: Joseph A. Dunne Address: 193 B Hollywood Way Address: 34 Emerald Dunes Circle City: Pioche State: NV Zip: 89052  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 State: NV Zip: 89052			^			
a) X Vacant Land b) Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex Book Page: Book Page: Date of Recording: Notes:  a) Apt. Bldg. f) Comm'l/Ind'l Date of Recording: Notes:  b) Other Sagricultural h) Mobile Home both Single Fam. Res. c) Other Sagricultural h) Mobile Home both Single Fam. Res. c) Date of Recording: Notes:  b) Deed in Lieu of Foreclosure Only (value of property) (\$48,000.00 C) Transfer Tax Value: \$-\$27,551.00 d) Real Property Transfer Tax Due \$0.00 \$0.00 c) Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption: DOT Instr#:127465. Deed in Lieu Transaction b. Explain reason for exemption: DOT Instr#:127465. Deed in Lieu Transaction S75.060 and NRS 375.110, that the information provided declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that 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 additive and severally liable for any additional amount owed. Signature: Signature: Capacity: Signature: Capacity: Signature: Capacity: Signature: Capacity: Capac	d)_					
c) Condo/Twnhse d) 2-4 Plex Book Page: e) Apt. Bldg. f) Comm'I/Ind'I Date of Recording: g) Agricultural h) Mobile Home i) Other  3. a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of property) (\$48,000.00 c) Transfer Tax Value: d) Real Property Transfer Tax Due  4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption: DOT Instr#:127465. Deed in Lieu Transaction  5. Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, and and seller, 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: Si	2.	Type of Property				
e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording: g) Agricultural h) Mobile Home i) Other  3. a) Total Value/Sales Price of Property: \$20,449.00 b) Deed in Lieu of Foreclosure Only (value of property) (\$48,000.00 c) Transfer Tax Value: \$-\$27,551.00 d) Real Property Transfer Tax Due \$0.00  4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption: DOT Instr#:127465. Deed in Lieu Transaction  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 a districtly and severally liable for any additional amount owed.  Signature: Signature: Capacity: Capacity	a)	X Vacant Land b) Single Fam. Res.	FOR RECORDERS OPTIONAL USE			
g) Agricultural h) Mobile Home i) Other 3. a) Total Value/Sales Price of Property: \$20,449.00 b) Deed in Lieu of Foreclosure Only (value of property) (\$48,000.00 c) Transfer Tax Value: \$-\$27,551.00 d) Real Property Transfer Tax Due \$0.00  4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption: DOT Instr#:127465. Deed in Lieu Transaction  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 instructly and severally liable for any additional amount owed.  Signature: Capacity: Capacity: Capacity: Capacity: Signature: Capacity:	c)	Condo/Twnhse d) 2-4 Plex	BookPage:			
g) Agricultural h) Mobile Home i) Other  3. a) Total Value/Sales Price of Property: \$20,449.00 b) Deed in Lieu of Foreclosure Only (value of property) (\$48,000.00 c) Transfer Tax Value: \$-\$27,551.00 d) Real Property Transfer Tax Due \$0.00  4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption: DOT Instr#:127465. Deed in Lieu Transaction  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 information wed.  Signature: Capacity: Capacity: Capacity: Signature: Capacity: Capaci	e)	Apt. Bldg. f) Comm'l/Ind'l	Date of Recording:			
i) Other  3. a) Total Value/Sales Price of Property: \$20,449.00 b) Deed in Lieu of Foreclosure Only (value of property) (\$48,000.00 c) Transfer Tax Value: \$-\$27,551.00 d) Real Property Transfer Tax Due \$0.00  4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption: DOT Instr#:127465. Deed in Lieu Transaction  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 adoutly and severally liable for any additional amount owed. Signature: Signature: Capacity: Capacity: SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Name: Joseph A. Dunne Address: 193 B Hollywood Way Address: 34 Emerald Dunes Circle City: Pioche State: NV Zip: 89043  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 State: NV Zip: 89074	•		Notes:			
a) Total Value/Sales Price of Property:  b) Deed in Lieu of Foreclosure Only (value of property)  c) Transfer Tax Value:  d) Real Property Transfer Tax Due  4. If Exemption Claimed:  a. Transfer Tax Exemption, per 375.090, Section:  b. Explain reason for exemption: DOT Instr#:127465. Deed in Lieu Transaction  5. Partial Interest: Percentage being transferred:  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:  SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Name: Joseph A. Dunne  Address: 193 B Hollywood Way  Address: 34 Emerald Dunes Circle  City: Pioche  State: NV Zip: 89052  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: 116-2651222 ST/ ST  State: NV Zip: 89074						
b) Deed in Lieu of Foreclosure Only (value of property)  c) Transfer Tax Value:  d) Real Property Transfer Tax Due  4. If Exemption Claimed:  a. Transfer Tax Exemption, per 375.090, Section:  b. Explain reason for exemption: DOT Instr#:127465. Deed in Lieu Transaction  5. Partial Interest: Percentage being transferred:  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 375.300, the Buyer and Seller shall be inattly and severally liable for any additional amount owed. Signature:  Signature:  Signature:  Signature:  Signature:  Signature:  Signature:  Signature:  Capacity:  Capa	•		\$20,449.00			
c) Transfer Tax Value: d) Real Property Transfer Tax Due  4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption: DOT Instr#:127465. Deed in Lieu Transaction  5. Partial Interest: Percentage being transferred: 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 aboutly and severally liable for any additional amount owed.  Signature:  Signature:  SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Name:  Joseph A. Dunne Address:  193 B Hollywood Way  Address:  193 B Hollywood Way  Address:  Address:  Address:  Address:  Address:  Address:  First American Title Insurance  Print Name:  Company  Address:  File Number:  File Number:  116-2651222 ST/ ST  State: NV Zip: 89074	٥.	•				
d) Real Property Transfer Tax Due \$0.00  4. If Exemption Claimed:  a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption: DOT Instr#:127465. Deed in Lieu Transaction  5. Partial Interest: Percentage being transferred: 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: Signature: Capacity:  SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Name: Joseph A. Dunne Address: 193 B Hollywood Way  Address: 193 B Hollywood Way  Address: 193 B Hollywood Way  Address: NV Zip: 89043  State: NV Zip: 89052  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  State: NV Zip: 89074						
4. If Exemption Claimed:  a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption: DOT Instr#:127465. Deed in Lieu Transaction  5. Partial Interest: Percentage being transferred: 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 additional assertable in the substantiate of a period of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be additional amount owed.  Signature:  Signature:  SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Name: Joseph A. Dunne Address: 193 B Hollywood Way  Address: 193 B Hollywood Way  Address: 34 Emerald Dunes Circle  City: Pioche State: NV Zip: 89043  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  State: NV Zip: 89074						
a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption: DOT Instr#:127465. Deed in Lieu Transaction  5. Partial Interest: Percentage being transferred: 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 idently and severally liable for any additional amount owed.  Signature:  SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Name: Joseph A. Dunne Address: 193 B Hollywood Way  Address: 34 Emerald Dunes Circle  City: Pioche State: NV Zip: 89043  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  State: NV Zip: 89074			\$0.00			
b. Explain reason for exemption: DOT Instr#:127465. Deed in Lieu Transaction  5. Partial Interest: Percentage being transferred:  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 30 thly and severally liable for any additional amount owed.  Signature:  Signature:  SELLER (GRANTOR) INFORMATION  (REQUIRED)  Print Name: Joseph A. Dunne  Address: 193 B Hollywood Way  Address: 34 Emerald Dunes Circle  City: Pioche State: NV Zip: 89043  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  State: NV Zip:89074	4.	If Exemption Claimed:	\ \			
5. Partial Interest: Percentage being transferred:  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 idently and severally liable for any additional amount owed.  Signature:  SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Name: Joseph A. Dunne  Address: 193 B Hollywood Way  Address: 34 Emerald Dunes Circle  City: Pioche State: NV Zip: 89043  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  State: NV Zip: 89074		a. Transfer Tax Exemption, per 375.090, Section	n:			
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 interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1		b. Explain reason for exemption: DOT Instr#:1	27465. Deed in Lieu Transaction			
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 interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be interested at 1	_	Dartiel Interest: Decembrage being transferred:	100 %			
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 inartly and severally liable for any additional amount owed.  Signature:  Signature:  SELLER (GRANTOR) INFORMATION (REQUIRED)  J&S Properties, LLC, a Nevada limited liability  Print Name: Joseph A. Dunne  Address: 193 B Hollywood Way  Address: 34 Emerald Dunes Circle  City: Pioche  State: NV Zip: 89043 State: NV Zip: 89052  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  State: NV Zip: 89074	5.	The undersigned declares and acknowledges i				
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:  SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Name:  Joseph A. Dunne  Address:  193 B Hollywood Way  Address:  193 B Hollywood Way  Address:  State:  NV  Zip:  89043  City:  Pioche  City:  Pioche  State:  NV  Zip:  89052  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  State:  NV  Zip:  89074	and account MDC 275 110, that the information provided is correct to the Dest Of IDelf					
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:  Signature:  SELLER (GRANTOR) INFORMATION (REQUIRED)  Which is a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and State:  Signature:  Capacity:  Capacity:  Capacity:  MREQUIRED  J&S Properties, LLC, a Nevada limited liability company  Address:  193 B Hollywood Way  Address:  State:  NV  Zip:  State:  NV  Zip:  State:  NV  Zip:  State:  Print Name:  Company  First American Title Insurance  Print Name:  Company  Address  Address  Address  Address  Address  Address  Title Number:  State:  NV  Zip:  State:  State:  NV  Zip:  Stat	info	rmation and helief, and can be supported by doc	cumentation if called upon to substantiate			
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:  SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Name: Joseph A. Dunne  Address: 193 B Hollywood Way  Address: 193 B Hollywood Way  City: Pioche State: NV Zip: 89043  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  State: NV Zip: 89074	بنجاء	mod exemption, or other determination of addit	ional fax due, may result in a penaity of			
Seller shall be jointly and severally liable for any additional amount owed.  Signature:  Signature:  Signature:  SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Name: Joseph A. Dunne  Address: 193 B Hollywood Way  Address: 193 B Hollywood Way  City: Pioche State: NV Zip: 89043  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  State: NV Zip: 89074	1 00	6 of the tay due plus interest at 1% per month.	Pursuant to NRS 375.030, the Buyer and			
Signature:  SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Name: Joseph A. Dunne Address: 193 B Hollywood Way  City: Pioche State: NV Zip: 89043  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  State: NV Zip: 89074  File Number: 116-2651222 ST/ ST  State: NV Zip: 89074	Sell	er shall be jointly and severally liable for any add	itional amount owed.			
SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Name: Joseph A. Dunne Address: 193 B Hollywood Way  City: Pioche State: NV Zip: 89043  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  State: NV Zip: 89074  File Number: 116-2651222 ST/ ST  State: NV Zip: 89074	Sigı	nature:	——————————————————————————————————————			
CREQUIRED   J&S Properties, LLC, a Nevada limited liability	Sigi					
Print Name: Joseph A. Dunne Address: 193 B Hollywood Way  City: Pioche State: NV Zip: 89043 State: NV Zip: 89052  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  State: NV Zip: 89074						
Print Name: Joseph A. Dunne Address: 193 B Hollywood Way  City: Pioche State: NV Zip: 89043 State: NV Zip: 89052  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  State: NV Zip: 89052  File Number: 116-2651222 ST/ ST  State: NV Zip: 89074		(KEŐntken)	J&S Properties, LLC, a			
Address: 193 B Hollywood Way  City: Pioche State: NV Zip: 89043 State: NV Zip: 89052  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  State: NV Zip: 89052  File Number: 116-2651222 ST/ ST  State: NV Zip: 89074	and the same of		Nevada İlmited liability			
City: Pioche State: NV Zip: 89043 State: NV Zip: 89052  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 State: NV Zip: 89074						
State: NV Zip: 89043 State: NV Zip: 89052  COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)  First American Title Insurance Print Name: Company File Number: 116-2651222 ST/ ST  Address 701 N Green Valley Pkwy, Ste 120  City: Henderson State: NV Zip: 89074	Address: 193 B Hollywood Way Address: 34 Emeraid Dunes Circle					
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  State: NV Zip:89074	City					
First American Title Insurance Print Name: Company Address 701 N Green Valley Pkwy, Ste 120 City: Henderson  File Number: 116-2651222 ST/ ST State: NV Zip:89074	Sta					
Print Name: Company Address 701 N Green Valley Pkwy, Ste 120 City: Henderson  File Number: 116-2651222 ST/ ST  State: NV Zip: 89074	COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)					
Address 701 N Green Valley Pkwy, Ste 120 City: Henderson State: NV Zip: 89074						
City: Henderson State: NV Zip: 89074						
CILY, TICHUCISON			State: NV Zip: 89074			
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)	City	(AS A PUBLIC RECORD THIS FORM MAY				