

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

QUITCLAIM DEED

This quitclaim deed dated the 5th day of April, 2001, by DAN FREHNER, Chairman of the Board of County Commissioners of Lincoln County, State of Nevada, as transferor, to JOSEPH & MARILYN NADEAU, P.O. Box 191, Pioche, Nevada 89042, as transferee:

Transferor, in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, to such transferor paid, the receipt of which is hereby acknowledged, remises, releases, and forever quitclaims to transferee all of the interest of transferor, if any, in and to that real property located in the Town of Panaca, County of Lincoln, State of Nevada, and more certainly described as follows:

A parcel of land being described as a portion of the North Half of Phillips Street in the Town of Panaca, within the SW¼ of Section 9, Township 2 South, Range 68 East, M.D.M., Lincoln County, Nevada, being more particularly described as follows:

Beginning at the SW Corner of Block 54 of the Town of Panaca, whence the C¼ Corner of said Section 9 bears N. 50°27'43" E. a distance of 887.13 feet, said point being the Point of Beginning;

Thence N. 88°50'59" E. along the Abandoned Right-of-Way of Phillips Street a distance of 265.12 feet to the NE Corner;

Thence S. 01°12'30" E. a distance of 45.00 feet to the SE Corner;

Thence S. 88°50'59" W. along the New Right-of-Way of Phillips Street a distance of 265.17 feet to an intersection with the easterly right-of-way of 6th Street, said point being the SW Corner;

Thence N. 00°53'57" W. along the said right-of-way of 6th Street a distance of 45.00 feet to the said SW Corner of Block 54 and the Point of Beginning, said point being the NW Corner.

Containing 0.27 Acre or 11,936 Sq.Ft., more or less.

APN: not available as abandoned parcel was part of a dedicated road.

To have and to hold, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging to such property, or in anywise appertaining, and the rents, issues, and profits of such property to transferee, and transferee's heirs and assigns forever.

In witness thereof, transferor has set his hand in Pioche, Nevada, on the date first above written.

Dan Frehner

DAN FREHNER, Chairman
Board of Commissioners
Lincoln County

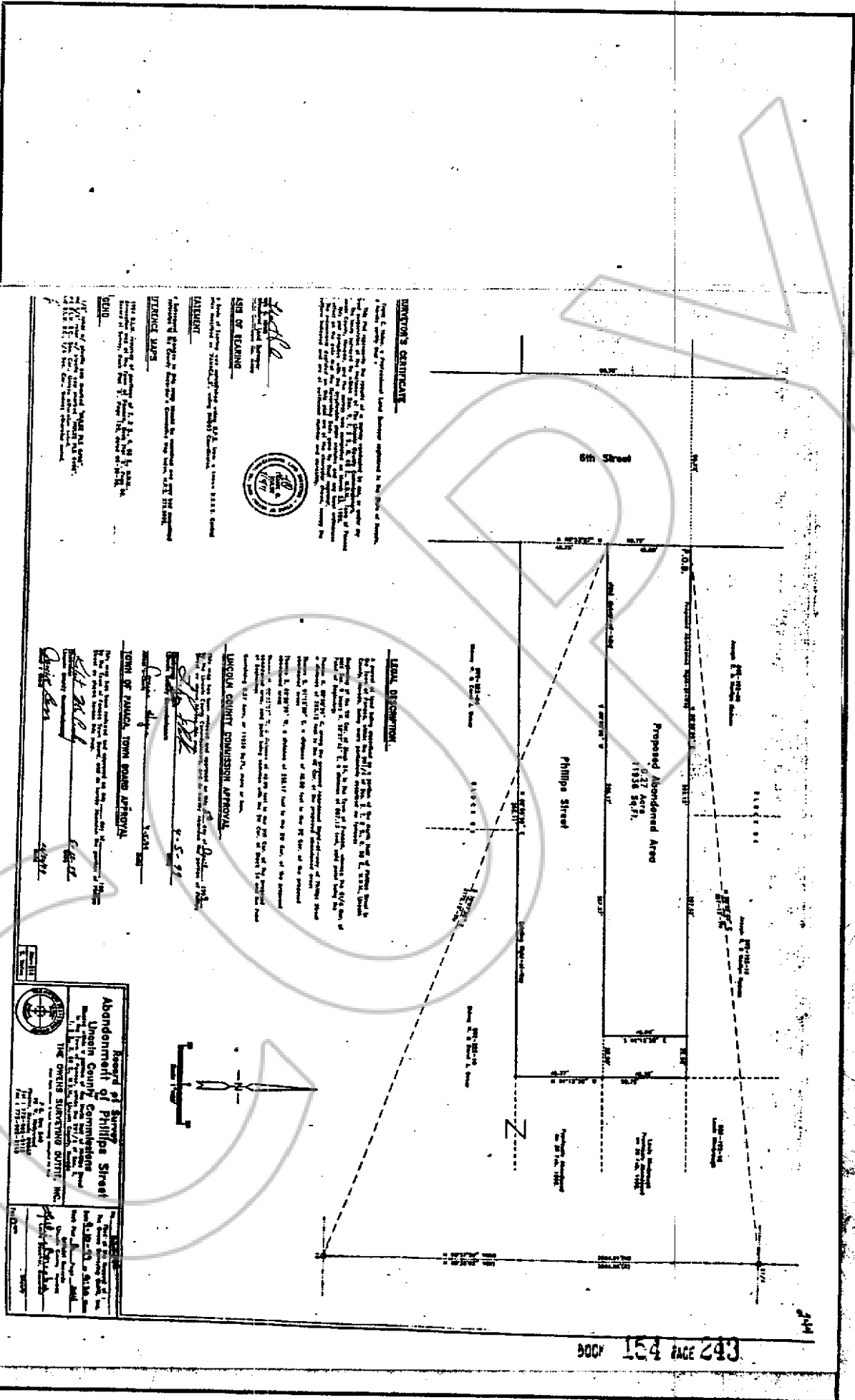
STATE OF Nevada)
) ss:
COUNTY OF Lincoln)

On this 5th day of April, 2001, before me, the undersigned, a Notary Public in and for the County of Lincoln, State of Nevada, duly commissioned and sworn, personally appeared DAN FREHNER, known to me to be the person whose name is subscribed to the within instrument, and who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Susan K Adams
NOTARY PUBLIC



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28



DIRECTOR'S CERTIFICATE

I, the undersigned, Director of the Lincoln County Board of Health, do hereby certify that the above described premises are in compliance with the provisions of the Health Code of Lincoln County, Oregon, and that the same are suitable for the purposes herein stated.



SITE OF LEARNING

The site of the proposed learning center is located on the east side of Phillips Street, between the north and south lines of the proposed abandoned area.

REFERENCE MAPS

The site is shown on the official maps of Lincoln County, Oregon, and is in compliance with the provisions of the Health Code of Lincoln County, Oregon.

APPROVED BY BOARD OF HEALTH

The Board of Health of Lincoln County, Oregon, has approved the above described premises for the purposes herein stated.

LEGAL DESCRIPTION

A portion of the land hereinafter described is the same as the land described in the plat of the Phillips Street, Lincoln County, Oregon, filed for record in the office of the County Clerk of Lincoln County, Oregon, on the 10th day of March, 1914, and is more particularly described as follows: The south 1/2 of the north 1/2 of the east 1/2 of the southwest 1/4 of Section 36, Township 36N, Range 12E, Meridian 12E, Lincoln County, Oregon, containing 12.5 acres, more or less.

LINCOLN COUNTY COMMISSIONER APPROVAL

The undersigned, Commissioner of Lincoln County, Oregon, do hereby approve the above described premises for the purposes herein stated.

TOWN OF PANAMA, TOWN BOARD APPROVAL

The undersigned, Town Board of the Town of Panama, Oregon, do hereby approve the above described premises for the purposes herein stated.

Board of Health
Lincoln County, Oregon
Abandonment of Phillips Street
The Official Sanitary District Map
1914

COPY

NO. **116202**

FILED AND RECORDED AT REQUEST OF

Joseph & Marilyn Nadeau

April 16, 2001

07 PM 10 CHM DCK

AM BOOK **154** OF OFFICIAL

RECORDS - PAGE **241** LINCOLN

COUNTY, NEVADA

Leslie Boucher

COUNTY RECORDER

By *Leslie Boucher*, deputy

State of Nevada Declaration of Value

1. Assessor Parcel Number(s)
 a) NA - Abandoned parcel
 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/Ind1
 g) Agricultural h) Mobile Home
 i) Other

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>116202</u>
Book: <u>154</u>	Page: <u>241</u>
Date of Recording:	<u>April 16, 2001</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$ _____
 Deduct Assumed Liens and/or Encumbrances: (_____)
 (Provide recording information: Doc/Instrument #: _____ Book: _____ Page: _____)
 Transfer Tax Value per NRS 375.010, Section 2: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 2
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: _____
 Print Name: _____
 Address: _____
 City: _____
 State: _____ Zip: _____
 Telephone: () _____
 Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: Joseph Nadeau
 Print Name: Joseph Nadeau
 Address: P.O. Box 191
 City: PANAMA
 State: NEVADA Zip: 89042
 Telephone: (775) 729-4601
 Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: _____ Esc. #: _____