

Lincoln County

File No: 152-2037443 (MO)
A.P.N.: 006-301-33
When Recorded, Mail Tax Statements To:
William B. Rowan
809 Collins Rd.
Bishop, CA. 93514

R.P.T.T.: \$28.60

GRANT, BARGAIN and SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Dan Frahner, aka Dan C. Frahner and Judy Frahner, aka Judith A. Frahner, husband and wife
do(es) hereby GRANT, BARGAIN, and SELL to

William B. Rowan and Mary Lou Rowan, husband and wife as community property

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

Parcel No. 17 as shown on Parcel Map for Dan and Judy Frahner, filed in the Office of the
County Recorder of Lincoln County on April 30, 1999 in Plat Book B, Page 215 as File No.
112682, located in a portion of Section 36, Township 1 North, Range 68 East, N.L.S.&M.

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.

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.

Lincoln County

A.P.M. 006-201-33

Grant, Bargain and Sale Deed -
continued

File No.: 152-209743 (M)

Date: 11-18-02

[Signature]
Dan C. Frehner

[Signature]
Judith A. Frehner

STATE OF NEVADA)
 : ss.
COUNTY OF LINCOLN)

This instrument was acknowledged before me on
NOV 18, 2002 by
Dan C. Frehner and Judith A. Frehner.

[Signature]
Notary Public
(My commission expires: May 2, 2005)



119130
FILED FOR RECORDING
AT THE REQUEST OF
First American Title
2002 NOV 21 PM 4 29
LINCOLN COUNTY RECORDER
FEE \$15.00 APR 23 2002 DEP
LESLIE BOUCHER 43

Lincoln County

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 009-301-33
- 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/Vind'l
- g) Agricultural
- h) Mobile Home
- i) Other

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>119130</u>
Book	<u>1168</u>
Page	<u>266-267</u>
Date of Recording	<u>Nov. 21, 2002</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$22,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$0)

Transfer Tax Value: \$22,000.00

Real Property Transfer Tax Due \$28.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.090 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 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 375.090, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Das C. Fehner and Judith A. Fehner

Address: HC 74 Box 300

City: Pioche

State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: William B. Rowan and Mary Lou Rowan

Address: 808 Collins Road

City: Bishop

State: CA Zip: 93514

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

Print Name: First American Title Company of Nevada File Number: 152-2037443 MJMJ

Address: Post Office Box 151048

City: Ely State: NV Zip: 89315

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

Lincoln County

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a) 008-301-33
 b) _____
 c) _____
 d) _____

2. Type of Property

a) Vacant Land b) Single Fam. Res
 c) Condo/Twnhse d) 2-4 Plex
 e) Apl. Bldg. f) Comm/Indl
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument # 119130
 Book 1108 Page: 2166-2167
 Date of Recording: Nov. 21, 2003
 Notes: _____

3. Total Value/Sales Price of Property:

\$22,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$0)
 Transfer Tax Value: \$22,000.00
 Real Property Transfer Tax Due \$26.00

4. Exemption Claimed:

a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 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 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: _____ Capacity: _____
 Signature: William B. Rowan Capacity: Treasurer

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

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

Print Name: Dan C. Frehner and Judith A. Frehner Print Name: William B. Rowan and Mary Lou Rowan
 Address: HC 74 Box 300 Address: 809 Collins Road
 City: Pioche City: Bishop
 State: NV Zip: 89043 State: CA Zip: 93614

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

Print Name: First American Title Company of Nevada File Number: 152-2037443 M.J.M.J.
 Address: Post Office Box 151046
 City: Ely State: NV Zip: 89315

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