

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Justin and Larissa Frehner
HC 74 Box 301
Pioche, NV 89043

APN 002-152-16

(Above space for Recorder's use only)

Property No. 559-0434

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made this 17th day of March, 2003 by and between
CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF
LATTER-DAY SAINTS, a Utah corporation sole, Grantor, and JUSTIN C. FREHNER and
LARISSA FREHNER, husband and wife as joint tenants with full rights of survivorship,
Grantee, whose address is 25 S. 4th Street, Panaca, Nevada 89402.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00),
to it in hand paid by the Grantee, and other good and valuable consideration, the receipt whereof
is hereby acknowledged, does by these presents grant, bargain, and sell unto the said Grantee,
and to its heirs, successors and assigns forever, all that certain lot, parcel and piece of land
situate, lying and being in the City of Panaca, County of Lincoln, State of Nevada, and more
particularly described on Exhibit "A", attached hereto.

Assessor's Parcel No. 002-152-16.

Subject to easements, rights, rights-of-way, reservations, conditions, restrictions,
covenants, and all taxes and assessments of record or enforceable in law or equity, and
any other matters of record.

BOOK 172 PAGE 365

2055250

The Grantor specifically reserves all (i) minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy on, in or under the above-described land provided that Grantor does not reserve the right to use the said land or extract minerals or other substances from the property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the property in connection with the rights reserved herein, and (ii) water rights and/or water stock used in connection with or appurtenant to the property, however, denominated.

TOGETHER WITH the tenements, hereditaments and appurtenances belonging to such property, and the reversion and reversions, remainder and remainders, rents, issues and profits of such property.

Grantee(s) acknowledges that Grantor has informed Grantee(s) that the premises described in this Deed have not been tested for and thus cannot be confirmed to be free from asbestos. Grantee(s) release(s) Grantor from any liability to Grantee(s) with regard to asbestos found on said premises and Grantee(s) further agree(s) that Grantee(s) will indemnify and save and hold Grantor harmless from any injury or damage to persons or property caused by or resulting from contact, directly or indirectly, with asbestos on the above-described premises. In the case of renovation, demolition or other occurrence requiring handling, repair or removal of asbestos or materials containing asbestos, Grantee(s) agree(s) to remove, cover or repair said materials at Grantee(s) own expense and to comply with the requirements pertaining to asbestos on the said premises as law may from time to time require.

TO HAVE AND TO HOLD, the property, together with the appurtenances unto the Grantee and to its heirs, successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the day and year first above written.



CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

By: [Signature]
Authorized Agent

STATE OF UTAH)
)
COUNTY OF SALT LAKE)

On this 17th day of MARCH, 2003, personally appeared before me Terry F. Rudd, personally known to me to be the Authorized Agent of the CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged to me that he signed the foregoing instrument as Authorized Agent for the CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, and that the seal impressed on the within instrument is the seal of said Corporation and the said Terry F. Rudd acknowledged to me that the said Corporation executed the same.



My Commission Expires:

09-06-04

Notary Public in and for the State of Utah



EXHIBIT "A"
LEGAL DESCRIPTION

Parcel I:

That portion of Lot 1, Block 35, in the Town of Panaca, as shown upon map thereof, recorded in the recorder's office, Lincoln County, Nevada, described as follows:

Commencing 93 feet South, 107 feet East of the Northwest corner of said Lot 1; thence South 43 feet; thence East 50 feet; thence North 48 feet; thence West 50 feet to the point of beginning.

Parcel II:

That portion of Lot 1, Block 35, in the Town of Panaca, as shown upon map thereof; recorded in the recorder's office, Lincoln County, Nevada, described as follows:

Commencing 94 feet South of the Northwest corner of said Lot 1; thence South 58 feet; thence East 132 feet; thence South 115 feet; thence East 25 feet; thence North 125 feet; thence West 57 feet; thence North 48 feet; thence West 100 feet to the point of beginning.

Except that portion conveyed from Harold A. Hudson to Garland Hollingshead and Karma H. Hollingshead in Deed recorded January 29, 1991 in Book 94, page 323, as Doc. 95785.

Parcel III:

That portion of Lot 1, Block 35, in the Town of Panaca, as shown upon map thereof, recorded in the recorder's office, Lincoln County, Nevada, described as follows:

Beginning at the Northwest corner of said Lot 1; thence South 94 feet; thence at right angles East 100 feet to the point of beginning; thence continuing East 7 feet; thence South 48 feet; thence running West 7 feet; thence North 48 feet to the point of beginning.

Note: The above metes and bounds description appeared previously in document recorded July 12, 2000 in Book 149, page 276 as Doc. 114828.

COPY

120091

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

200 APR 29 PM 3 20

LINCOLN COUNTY RECORDER
FEE \$100.00
LESLIE BOHICHER

172 REC 369

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 002-152-10
b) _____
c) _____
d) _____

2. Type of Property

a) Vacant Land
c) Condo/Townhome
e) Apt. Bldg.
g) Agricultural
i) Other
b) Single Fam. Res
d) 2-4 Plex
f) Comm' Wind1
h) Mobile Home

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument # 1200911
Book 172 Page 365, 369
Date of Recording: April 29, 2003
Notes: _____

3. Total Value/Sales Price of Property:

\$48,000.00

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

Transfer Tax Value: \$48,000.00

Real Property Transfer Tax Due: \$62.40

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 declare and acknowledges, under penalty of perjury, pursuant to NRS 375.090 and NRS 375.116, 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: [Signature] **D. TODD EVANS**
CLOSING OFFICER Capacity: _____

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: Corporation of the Presiding Bishop of the Print Name: Justin C. Frehner and Larissa Frehner
Address: 50 E. North Temple St. Address: HC 74 Box 301
Salt Lake City, UT 84150 City: Pioche
State: _____ Zip: _____ State: NV Zip: 89043

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

Print Name: First American Title Company of Nevada File Number: 152-2055250 MJ/MJ
Address: 768 Aultman Street, Ely, NV 89301, P.O. Box
City: Ely State: NV Zip: 89315

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

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 002-152-16
b) _____
c) _____
d) _____

2. Type of Property

a) Vacant Land b) Single Fam. Res
c) Condo/Twnhse d) 2-4 Flax
e) Apt. Bldg. f) Comm/Vind'l
g) Agricultural h) Mobile Home
i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY
Document/Instrument # 120091
Book 172 Page 365-369
Date of Recording: April 27, 2003
Notes:

3. Total Value/Sales Price of Property:

\$49,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$49,000.00

Real Property Transfer Tax Due

\$62.40

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 375.090 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 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____ Capacity: _____

Signature: *[Signature]* Capacity: *[Signature]*

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints

Print Name: Justin C. Frehner and Larissa Frehner

Address: _____

Address: HC 74 Box 301

City: _____

City: Pioche

State: _____ Zip: _____

State: NV Zip: 89043

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

Print Name: First American Title Company of Nevada File Number: 152-2055250 MJ/MJ

Address: 765 Aullman Street, Ely, NV 89301, P.O. Box

City: Ely 151048 State: NV Zip: 89315

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