

121974

A.P.N.: 006-301-46 and 006-301-47
File No: 152-2120861 (MJ)
R.P.T.T.: \$175.50

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2004 MAR 19 AM 10 59

LESLIE BOGNER
FEE 150.00
175.50
710

When Recorded, Mail Tax Statements To:
Lee Pearson and Ellen Pearson
HC 74 Box 260
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

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

Lee Pearson and Ellen Pearson, husband and wife as joint tenants with right of survivorship the real property situate in the County of Lincoln, State of Nevada, described as follows:

Parcels 7 and 8 as shown upon Subsequent Parcel Map for Dan and Judy Frehner, recorded February 3, 2004 in Plat Book C, page 28 as file 121731 in the SW1/4 and the SE1/4 of Section 36, Township 1 North, Range 68 East, M.D.B. and M., Lincoln County, Nevada.

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.

Date: 02/11/2004

Dan Frehner

Dan Frehner

Judy Frehner

Judy Frehner

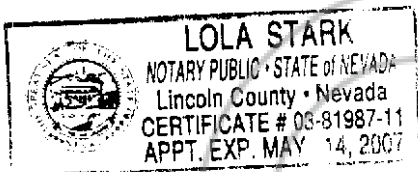
STATE OF NEVADA)
: SS.
COUNTY OF LINCOLN)

This instrument was acknowledged before me on February 26, 2004 by Dan Frehner and Judy Frehner.

Lola Stark

Notary Public

(My commission expires: 5-14-07)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 006-301-46
- b) 006-301-47
- 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 ONLY	
Document/Instrument	<u>121974</u>
Book	<u>184</u> Page: <u>302</u>
Date of	<u>March 19, 2004</u>
Notes	_____

3. Total Value/Sales Price of Property: _____

\$44,625.00

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

Transfer Tax Value: _____

\$44,625.00

Real Property Transfer Tax Due _____

\$175.50

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 375.060 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 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: Buyers

Signature: [Signature] Capacity: Sellers Agent

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Dan Frehner and Judy Frehner

Print Name: Lee Pearson and Ellen Pearson

Address: HC 74 Box 300

Address: HC 74 Box 260

City: Pioche

City: Pioche

State: NV Zip: 89043

State: NV Zip: 89043

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

Print Name: First American Title Company of Nevada File Number: 152-2120861 MJ/SKW

Address: 768 Aultman Street, P.O. Box 151048

City: Ely State: NV Zip: 89315

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

Reproduced by First American Title Insurance Rev10/2001