

FILED FOR RECORDING  
AT THE REQUEST OF

First American  
Title  
2006 FEB 22 PM 4 24

A.P.N.: 006-301-48  
File No: 152-2254863 (MJ)  
R.P.T.T.: \$93.60

LINCOLN COUNTY RECORDER  
FEE \$15.00 NEPT DEP  
LESLIE BOUCHER LP

When Recorded Mail To: Mail Tax Statements To:  
Sharon St. John  
P.O. Box 5560  
Pahrump, NV 89041

**GRANT, BARGAIN and SALE DEED**

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

Dan C. Frehner and Judith A. Frehner, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

Sharon St. John, a single woman

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

**PARCEL 9 AS SHOWN ON THE SUBSEQUENT PARCEL MAP FOR DAN AND JUDY FREHNER, RECORDED FEBRUARY 03, 2004, IN PLAT BOOK C, PAGE 28, AS FILE NO. 121731, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, SITUATED IN THE SOUTH HALF (S 1/2) OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 38 EAST, M.D.B. & 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.

Date: 02/03/2006

Dan C. Frehner  
Dan C. Frehner

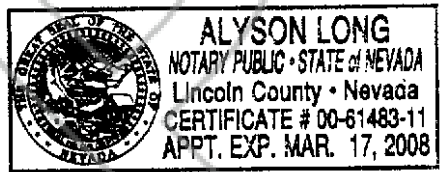
Judith A. Frehner  
Judith A. Frehner

STATE OF **NEVADA** )  
 ) : **ss.**  
COUNTY OF **LINCOLN** )

This instrument was acknowledged before me on February 5, 2006 by **Dan C. Frehner and Judith A. Frehner, husband and wife.**

Alyson Long  
Notary Public

(My commission expires: March 17, 2008)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 03, 2006** under Escrow No. **152-2254863**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 006-301-48
- 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'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE**

Book 212 Page: 352  
Date of Recording: Feb 22 2004  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property: \$24,000.00  
Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
Transfer Tax Value: \$24,000.00  
Real Property Transfer Tax Due \$93.60

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 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: Dan C. Fehner Capacity: Seller  
Signature: Judith A. Fehner Capacity: Seller

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

Dan C. Fehner and Judith A.  
Print Name: Fehner  
Address: HC 74 Box 300  
City: Pioche  
State: NV Zip: 89043

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

Print Name: Sharon St. John  
Address: P.O. Box 5560  
City: Pahrump  
State: NV Zip: 89041

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

First American Title Company of  
Print Name: Nevada  
768 Aultman Street, Ely, NV 89301,  
Address P.O. Box 151048  
City: Ely

File Number: 152-2254863 MJ/LK  
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) 006-301-48
- 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'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

125997

**FOR RECORDERS OPTIONAL USE**

Book 212 Page: 352  
Date of Recording: Feb 22, 2006  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property: \_\_\_\_\_

\$24,000.00

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

( \$ \_\_\_\_\_ )

Transfer Tax Value: \_\_\_\_\_

\$24,000.00

Real Property Transfer Tax Due \_\_\_\_\_

\$93.60

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 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: Sharon St. John

Capacity: Buyer

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Dan C. Frehner and Judith A.

Print Name: Frehner

Print Name: Sharon St. John

Address: HC 74 Box 300

Address: P.O. Box 5560

City: Pioche

City: Pahrump

State: NV Zip: 89043

State: NV Zip: 89041

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

First American Title Company of

Print Name: Nevada

File Number: 152-2254863 MJ/LK

768 Aultman Street, Ely, NV 89301,

Address P.O. Box 151048

City: Ely

State: NV Zip: 89315

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