FILED FOR RECORDING
AT THE REQUEST OF

First American

2006 NOV 2 AM 4 23

FEE \$100 519 XICEP LESCIE BOUCIER

A.P.N.:

002-152-19

File No:

152-2291292 (MJ)

R.P.T.T.:

\$538.20

When Recorded Mail To: Mail Tax Statements To: Edward E. Welty, II and Tina M. Welty Post Office Box 133 Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

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

Dylan V. Frehner and Caralee A. Frehner, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

Edward E. Welty, II and Tina M. Welty, 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:

PARCEL 2 OF PARCEL MAP FOR HOLLINGSHEAD FAMILY TRUST DATED 06/01/1992 SITUATED WITHIN BLOCK 35 OF THE TOWN OF PANACA, SEC. 9, T.2 S., R. 68 E., M.D.M. RECORDED MAY 18, 2004 IN PLAT BOOK C, PAGE 44 AS FILE NO. 122348 IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.

SEE ATTACHED EXHIBIT'A"

Subject to

- All general and special taxes for the current fiscal year.
- 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: 10/19/2006

225 int 174

Dylan V. Frehner Carolo All 1	\						
Caralee A. Frehner							
	The same of						
STATE OF NEVADA)							
COUNTY OF LINCOLN : SS,							
This instrument was acknowledged before me on OCTODEV 8, 2000 by Dylan	V.						
Frehner and Caralee A. Frehner.							
ALYSON LONG NOTARY PUBLIC - STATE of NEVADA Lincoln County • Nevada							
Notary Public (My commission expires: APPT. EXP. MAR. 17, 2006							
(My commission expires: APP1. EXP. MAR. 17, 2008)	Ľ						

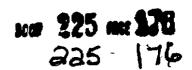
This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 19, 2006** under Escrow No. **152-2291292**.

EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Lincoln, State of Nevada and is described as follows:

PARCEL 2 OF PARCEL MAP FOR HOLLINGSHEAD FAMILY TRUST DATED 06/01/1992 SITUATED WITHIN BLOCK 35 OF THE TOWN OF PANACA, SEC. 9, T.2 S., R. 68 E., M.D.M. RECORDED MAY 18, 2004 IN PLAT BOOK C, PAGE 44 AS FILE NO. 122348 IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO JUSTIN AND LARISSA FREHNER BY THAT CERTAIN QUITCLAIM DEED RECORDED SEPTEMBER 20, 2006 IN BOOK 222, PAGE 495, AS INSTRUMENT NO. 127444 IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.



STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number	er(s)			-	\
a)	002-152-19				\	\
p)	· · · · · · · · · · · · · · · · · · ·	<u> </u>			\	
c) d)					\	
٠,		<u> </u>		17	۱ ۱	- \
2.	Type of Property	\ [A CONTRACTOR OF THE PARTY OF TH	165	10=
a)		o) X Single Fam. Res.	1 -1117		OPTIONAL	7-7-1
c)	Condo/Twnhse	d) 2-4 Plex			ige: 1747	
e)	Apt. Bidg.	f) Comm'l/Ind'l	Date of F	Recording:	1001391	<u>2006</u>
g)	Agricultural	n) Mobile Home	Notes:			The same of the sa
i)	Other	/	,			
•		of Bronorter		137,900.00		
3.	Total Value/Sales Price					
	Deed in Lieu of Foreclos	sure Only (value of prope	erty) (_\$	<u>i</u>)
	Transfer Tax Value:		<u>_</u> \$	137,900.00		
	Real Property Transfer	Tax Due	<u>_s</u>	538.20		
4.	If Exemption Claimed:					
	a. Transfer Tax Exemp	tion, per 375.090, Sectio	n:			
	b. Explain reason for ex	kemption:				
						
info the clai 10% Sel Sig	ine undersigned decial 5.060 and NRS 375.110 inmation and belief, and differentiation provided he med exemption, or other tax due plus into ler shall be jointly and senature:	can be supported by doc erein. Furthermore, the r determination of addit erest at 1% per month.	provided is cumentation parties agri conal tax du Pursuant to	correct to if called upo ree that dis- ie, may resu NRS 375.03	the best of on to substar allowance of alt in a penal 30, the Buyer	their ntiate any Ity of
Uig	SELLER (GRANTOR)	NECOMATION		COANTES	INFORMATI	<u>~~</u>
	(REQUIRE		BOIEN	(REQUIR		<u>yr</u>
		ner and Caralee A.		•	E. Welty, II an	ıd
Prir	nt Name: Frehner		Print Name			
Add	ress: Post Office Box	195	Address:	Post Office	Bax 133	
City	y: Panaca		City: Par	naca		
Sta		Zip: 89042		N.	Zip: 89042	2
CO	MPANY/PERSON REQL	•	*******		•	
\		Title Company of				
Pri	nt Name: Nevada	#	File Number	r. <u>152-22</u> 9	1292 MJ/	DSP
	iress 768 Aultman Stree	at				
City	r: Ely	 	State: NV		Zip: <u>89301</u>	
-	(AS A PUBLIC REC	ORD THIS FORM MAY I	RE RECORI	DEDMICRO	#II MED)	•

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)							
a)	002-152-19	\ \						
b)		_ \ \						
c)								
d))	\ \						
2.	Type of Property	127765						
_ a)								
c)		Book 235 Page: 174-176						
e)								
g)								
i)								
3.	Total Value/Sales Price of Property:	\$137,900.00						
٠.	Deed in Lieu of Foreclosure Only (value o							
	Transfer Tax Value:	\$137,900.00						
	Real Property Transfer Tax Due	\$538.20						
4.	If Exemption Claimed:	\ \ \ /						
	a. Transfer Tax Exemption, per 375.090,	Section:						
	 b. Explain reason for exemption: 							
								
5.	Partial Interest: Percentage being transfer							
271		dges, under penalty of perjury, pursuant to NRS nation provided is correct to the best of their						
		by documentation if called upon to substantiate						
		re, the parties agree that disallowance of any						
cla	imed exemption, or other determination of	f additional tax due, may result in a penalty of						
		onth. Pursuant to NRS 375.030, the Buyer and						
	ller shall be jointly and severally liable for ar	, ,						
	mature: Edward E. Welts 7	Capacity:						
Sig	gnature: Jma M. Welly To	Capacity:						
	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION						
	(REQUIRED)	(REQUIRED)						
Pri	Dylan V. Frehner and Caralee A nt Name: Frehner	. Edward E. Welty, II and Print Name: Tina M. Welty						
	dress: Post Office Box 195	Address: Post Office Box 133						
City Sta		City: Panaca State: NV Zip: 89042						
la.								
00	COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Company of							
Pri	Print Name: Nevada File Number: 152-2291292 MJ/LK							
Address 768 Aultman Street								
Cit		State: NV Zip: 89301 •						
•		MAY BE RECORDED/MICROFILMED)						