

127765

A.P.N.: 002-152-19
File No: 152-2291292 (MJ)
R.P.T.T.: \$538.20

FILED FOR RECORDING
AT THE REQUEST OF

First American
Title

2006 NOV 2 AM 4 23

LINCOLN COUNTY RECORDER
FEE \$16.00
538.20 DEP
LESLIE BOUCHERIN

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

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: 10/19/2006

BOOK 225 PAGE 174

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.**

COPY

**BOOK 225 PAGE 178
225 - 176**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 002-152-19 _____
- 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 _____

127765

FOR RECORDERS OPTIONAL USE

Book 225 Page: 174-176
 Date of Recording: Nov 2, 2006
 Notes: _____

3. Total Value/Sales Price of Property: _____

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

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 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: [Signature]
 Signature: _____

Capacity: Seller
 Capacity: _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

Print Name: Dylan V. Fehner and Caralee A. Fehner

Address: Post Office Box 195

City: Panaca

State: NV Zip: 89042

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

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

Address: Post Office Box 133

City: Panaca

State: NV Zip: 89042

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

Print Name: First American Title Company of Nevada

Address: 769 Aultman Street

City: Ely

File Number: 152-2291292 MJ/DSP

State: NV Zip: 89301

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

BOOK **225** PAGE **177**
225 177

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
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 c) _____
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2. Type of Property
 a) Vacant Land b) Single Fam. Res.
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FOR RECORDERS OPTIONAL USE	
Book <u>225</u>	Page: <u>174-176</u>
Date of Recording: <u>NOV. 2, 2006</u>	
Notes: _____	

3. Total Value/Sales Price of Property: \$137,900.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$137,900.00
 Real Property Transfer Tax Due \$538.20

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Signature: Edward E. Welty, II Capacity: _____
 Signature: Tina M. Welty Capacity: _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Dylan V. Frehner and Caralee A.
 Print Name: Frehner
 Address: Post Office Box 195
 City: Panaca
 State: NV Zip: 89042

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Edward E. Welty, II and
 Print Name: Tina M. Welty
 Address: Post Office Box 133
 City: Panaca
 State: NV Zip: 89042

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 First American Title Company of
 Print Name: Nevada File Number: 152-2291292 MJ/LK
 Address: 768 Aultman Street
 City: Ely State: NV Zip: 89301

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

BOOK 225 PAGE 178
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