

A.P.N.: 012-060-39
File No: 152-2321762 (MJ)
R.P.T.T.: \$exempt 375.090.5



When Recorded Mail To: Mail Tax Statements To:
Mark R. Wadsworth and Kelly Wadsworth
Post Office Box 772
Pioche, NV 89043

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

Mark R. Wadsworth and Kelly Wadsworth, 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 I:

PARCEL 1, AS SHOWN ON SUPPLEMENTAL PARCEL MAP FOR DAN AND JUDY FREHNER, RECORDED MAY 17, 2002 IN PLAT BOOK B, PAGE 429, AS FILE NO. 118166, SITUATED IN THE SOUTH HALF (S 1/2) OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 68 EAST AND THE NORTH HALF (N 1/2) OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 69 EAST, M.D.B. AND M., IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES THERETO OVER AND ACROSS THOSE PORTIONS OF PARCELS 2, 3 AND 4 LYING WITHIN THE 40 FOOT ROAD RIGHT OF WAY AS SHOWN BY MAP THEREOF RECORDED MAY 17, 2002 AS FILE NO. 118166, IN THE OFFICE OF THE COUNTY RECORDER OF 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: 04/30/2007

Dan C. Frehner

Dan C. Frehner

Judith A. Frehner

Judith A. Frehner

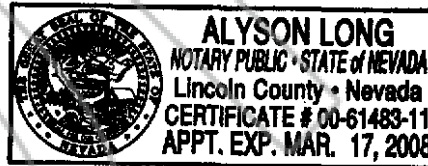
STATE OF **NEVADA**)
 : ss.
COUNTY OF **LINCOLN**)

This instrument was acknowledged before me on May 23, 2007 by **Dan C. Frehner and Judith A. Frehner.**

Alyson Long

Notary Public

(My commission expires: March 17, 2008)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 30, 2007** under Escrow No. **152-2321762.**

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 2 Fee: \$15.00
Recorded By: LB RPTT:
Book- 231 Page- 0591

1. Assessor Parcel Number(s)

- a) 012-060-39
b)
c)
d)

2. Type of Property

- a) [] Vacant Land b) [X] 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 Page:
Date of Recording:
Notes:

3. Total Value/Sales Price of Property:

\$220,000.00
Deed in Lieu of Foreclosure Only (value of property) (\$)
Transfer Tax Value: \$220,000.00
Real Property Transfer Tax Due \$-0-

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: 5
b. Explain reason for exemption: Between Parents & Daughter and Son-in-Law

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: Mark R Wadsworth

Capacity: Grantee

Signature: Kelly Wadsworth

Capacity: Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Dan C. Frehner and Judith A.

Mark R. Wadsworth and

Print Name: Frehner

Print Name: Kelly Wadsworth

Address: HC 74 Box 300

Address: Post Office Box 772

City: Pioche

City: Pioche

State: NV Zip: 89043

State: NV Zip: 89043

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

First American Title Insurance

Print Name: Company

File Number: 152-2321762 MJ/LK

Address: 768 Aultman Street

City: Ely

State: NV Zip: 89301

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



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 012-060-39
- b) _____
- c) _____
- d) _____

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- 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 _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Dan C. Frehner and Judith A. Frehner

Print Name: Mark R. Wadsworth and Kelly Wadsworth

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