DOC # 0129670

@Q/13/2007

03:00 PM

Official Record

Recording requested By FIRST AMERICAN TITLE COMPANY

Lincoln County - NV Leslie Boucher - Recorder

Fee: **\$16.00** RPTT: **\$**370 50 Page 1 of 3 Recorded By: AE

Book- 234 Page- 0374

A.P.N.: 001-044-10

File No:

152-2329511 (MJ)

R.P.T.T.:

\$370.50

When Recorded Mail To: Mail Tax Statements To:

Dylan V. Frehner Post Office Box 195 Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

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

Karen D. Quintanar, an unmarried woman

do(es) hereby GRANT, BARGAIN and SELL to

Dylan V. Frehner, a married man as his sole and separate property

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

THE SOUTHERLY ONE HALF OF LOT NUMBERED TWENTY (20) AND THE SOUTHERLY, ONE HALF OF LOT NUMBERED TWENTY-TWO (22) IN THE HENRY LEE'S SUBDIVISION TO THE TOWN OF PIOCHE, NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS, TOWIT:

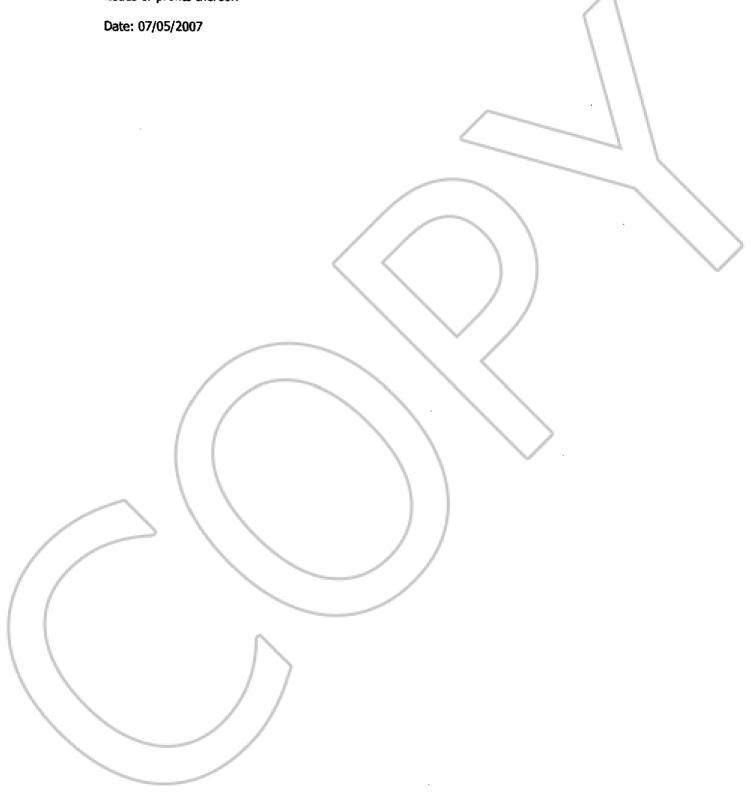
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 20 AND RUNNING THENCE NORTHEASTERLY ALONG THE NORTH LINE OF LILITH AVENUE A DISTANCE OF 80.7 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 22; THENCE RUNNING NORTHWESTERLY ALONG THE EAST LINE OF SAID LOT 22 A DISTANCE OF 80 FEET; THENCE RUNNING AT RIGHT ANGLES SOUTHWESTERLY A DISTANCE OF 80.7 FEET TO THE WEST LINE OF SAID LOT 20; THENCE RUNNING SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT 20 A DISTANCE OF 80 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED 6-2-1993 IN BOOK 106, PAGE 104 AS INSTRUMENT NO. 100436.

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.



STATE OF

CALIFORNIA

COUNTY OF

Kern

: **ss**,

This instrument was acknowledged before me on Karen D. Quintanar.

Nictor Public

(My commission expires:

2009

SHEREE STAFFORD Commission # 1560539 Notary Public - California Kern County

My Comm. Expires Mar 17, 2009

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 05, 2007** under Escrow No. **152-2329511**.

DOC # DV-129670

08/13/2007 Official Record

Lincoln County - NV

Recording requested By FIRST AMERICAN TITLE COMPANY STATE OF NEVADA

DECLARATION OF VALUE

Ί.	Assessor Parcer Number(s)	Leslie Boucher - Recorde
	001-044-10	Page 1 of 2 Fee: tis no
p)		Page 1 of 2 Fee: \$16.00 Recorded By: AE RPTT: \$370.50
c) d)		Book-234 Page-0374
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2.	Type of Property	
a)		
c)	Condo/Twnhse d) 2-4 Plex	Book Page:
e)	Apt. Bldg. f) Comm'l/ind'l	Date of Recording:
g)	Agricultural h) Mobile Home	Notes:
i)	Other	
3.	Total Value/Sales Price of Property:	\$< !Table Field 95,000</td
	Deed in Lieu of Foreclosure Only (value of prop	erty) (\$)
	Transfer Tax Value:	\$< !Table Field</td
	Real Property Transfer Tax Due	\$370.50
4.	If Exemption Claimed:	\ / /
	a. Transfer Tax Exemption, per 375.090, Section	òn:
	b. Explain reason for exemption:	
5.	Partial Interest: Percentage being transferred:	%
info the clai 10% Sel Sig	The undersigned declares and acknowledges, 5.060 and NRS 375.110, that the information ormation and belief, and can be supported by do information provided herein. Furthermore, the med exemption, or other determination of addit of the tax due plus interest at 1% per month. ler shall be jointly and severally liable for any additature:	provided is correct to the best of their cumentation if called upon to substantiate e parties agree that disallowance of any tional tax due, may result in a penalty of Pursuant to NRS 375.030, the Buyer and
5	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
	(REQUIRED)	(REQUIRED)
Prir	nt Name: Karen D. Quintanar	Print Name: Dylan V. Frehner
Add	Iress: 12713 Sable Point Drive	Address: Post Office Box 195
City	r: Bakersfield	City: Panaca
Sta	te: <u>CA</u> Zip: 93312	State: NV Zip: 89042
<u>co</u>	MPANY/PERSON REQUESTING RECORDING	(required if not seller or buyer)
	First American Title Insurance	
	nt Name: Company	File Number: 152-2329511 MJ/LK
	dress 768 Aultman Street	06-4 bb/ 750004
City		State: NV Zip: 89301
-10	(AS A PUBLIC RECORD THIS FORM MAY)	BE RECORDED/MICKOF(LMED)

DV-129670 08/13/2007



STATE OF NEVADA **DECLARATION OF VALUE**

Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due 4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption:	1.	Assessor Parcel Number(s)	
c) d)	a)	001-044-10	
2. Type of Property a)			
2. Type of Property a) Vacant Land b) X Single Fam. Res. FOR RECORDERS OPTIONAL USE c) Condo/Twnhse d) 2-4 Plex Book Page: Date of Recording: Notes: e) Apt. Bidg. f) Comm'l/Ind'l Date of Recording: Notes: i) Other S< ! Table Field 95,000 3. Total Value/Sales Price of Property: \$<<!! Table Field 95,000 Beed in Lieu of Foreclosure Only (value of property) \$<<! Table Field 95,000 Transfer Tax Value: \$<<! Table Field 95,000 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-flade for any additional amount owed. Signature: Capacity: Seller (GRANTOR) INFORMATION (REQUIRED) Print Name: Karen D, Quintanar Print Name: Dylan V. Frehner Address: 12713 Sable Point Drive Address: Post Office Box 195 City: Bakersfield City: Panaca State: CA Zip: 93312 State: NV Zip: 89042 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance File Number: 152-2329511 MJ/L K State: CA Zip: 93312 State: NV Zip: 89301 </td <td></td> <td></td> <td></td>			
a) Vacant Land b) X Single Fam. Res. CONDERS OPTIONAL USE CONDERS OPTIONAL USE Book Page: Date of Recording: Notes: Apt. Bildg. f) Comm'l/Ind'l Book Page: Date of Recording: Notes: Date of Recording: Notes:		Type of Property	
c) Condo/Twnhse d) 2.4 Plex Book Page: e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording: g) Agricultural h) Mobile Home i) Other 3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due \$370.50 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 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 tigble for any additional amount owed. Signature: SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Karen D. Quintanar Address: 12713 Sable Point Drive Address: Post Office Box 195 City: Bakersfield City: Bakersfield City: Bakersfield City: Ely State: NV Zip: 89042 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance Print Name: Company File Number: 152-2329511 MJ/LK			Fam. Res. FOR RECORDERS OPTIONAL USE
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