

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$370.50

Recorded By: AE

Book- 234 Page- 0374

A.P.N.: 001-044-10
File No: 152-2329511 (MJ)
R.P.T.T.: \$370.50



0129670

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, TO-WIT:

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

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.



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Page: 375

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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: 07/05/2007

COPY



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Karen D. Quintanar
Karen D. Quintanar

STATE OF **CALIFORNIA**

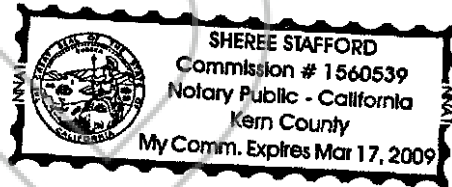
COUNTY OF Kern

)
: ss.
)

This instrument was acknowledged before me on July 23 2007 by **Karen D. Quintanar.**

Sheree Stafford
Notary Public

(My commission expires: March 17 2009)



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

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Page 1 of 2 Fee: \$16.00
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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 001-044-10
- 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 _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

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

Transfer Tax Value: \$<<!!Table Field _____

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 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: Karen D. Quintanar Capacity: Seller

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Karen D. Quintanar

Address: 12713 Sable Point Drive

City: Bakersfield

State: CA Zip: 93312

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Dylan V. Frehner

Address: Post Office Box 195

City: Panaca

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

Address: 768 Aultman Street

City: Ely State: NV Zip: 89301

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



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FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
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Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$ <<!!Table Field 95,000 >> *95,000*
 Real Property Transfer Tax Due \$370.50

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Signature: *Karen D. Quintanar*
 Signature: _____

Capacity: *BUYER*
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Karen D. Quintanar
 Address: 12713 Sable Point Drive
 City: Bakersfield
 State: CA Zip: 93312

Print Name: Dylan V. Frehner
 Address: Post Office Box 195
 City: Panaca
 State: NV Zip: 89042

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

First American Title Insurance
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