

DOC # 0130628

11/29/2007

01:31 PM

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPT: \$538.20

Recorded By: AE

Book- 237 Page- 0680

A.P.N.: 002-152-16
File No: 152-2336972 (MD)
R.P.T.T.: \$538.20



When Recorded Mail To: Mail Tax Statements To:
Bardell H. McKay and Paula J. McKay
598 West Highway 56
Beryl, UT 84714

GRANT, BARGAIN and SALE DEED

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

Justin C. Frehner and Larissa Frehner, husband and wife

do(es) hereby *GRANT, BARGAIN and SELL* to

Bardell H. McKay and Paula J. McKay, 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:

THAT PORTION OF LOT 1, BLOCK 35, IN THE TOWN OF PANACA, AS SHOWN UPON MAP THEREOF, RECORDED IN THE RECORDER'S OFFICE, LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING 93 FEET SOUTH AND 107 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 48 FEET; THENCE EAST 50 FEET; THENCE NORTH 48 FEET; THENCE WEST 50 FEET TO THE POINT OF BEGINNING.

PARCEL II:

THAT PORTION OF LOT 1, BLOCK 35, IN THE TOWN OF PANACA, AS SHOWN UPON MAP THEREOF, RECORDED IN THE RECORDER'S OFFICE, LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING 94 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 58 FEET; THENCE EAST 132 FEET; THENCE SOUTH 115 FEET; THENCE EAST 25 FEET; THENCE NORTH 125 FEET; THENCE WEST 57 FEET; THENCE NORTH 48 FEET; THENCE WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED FROM HAROLD A. HUDSON TO GARLAND HOLLINGSHEAD AND KARMA H. HOLLINGSHEAD IN DEED RECORDED JANUARY 29, 1991 IN BOOK 94, PAGE 323, AS DOC. 95785.

PARCEL III:

THAT PORTION OF LOT 1, BLOCK 35, IN THE TOWN OF PANACA, AS SHOWN UPON MAP THEREOF, RECORDED IN THE RECORDER'S OFFICE, LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 94 FEET; THENCE AT RIGHT ANGLES EAST 100 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST 7 FEET; THENCE SOUTH 48 FEET; THENCE RUNNING WEST 7 FEET; THENCE NORTH 48 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN DOCUMENT RECORDED JULY 12, 2000 IN BOOK 149, PAGE 276 AS DOC. 114828.

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: 09/18/2007



Justin C. Fehner



Larissa Fehner



0130628

Book 237
Page: 682

11/29/2007
Page 3 of 3

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

This instrument was acknowledged before me on October 19, 2007 by **Justin C. Frehner and Larissa Frehner.**

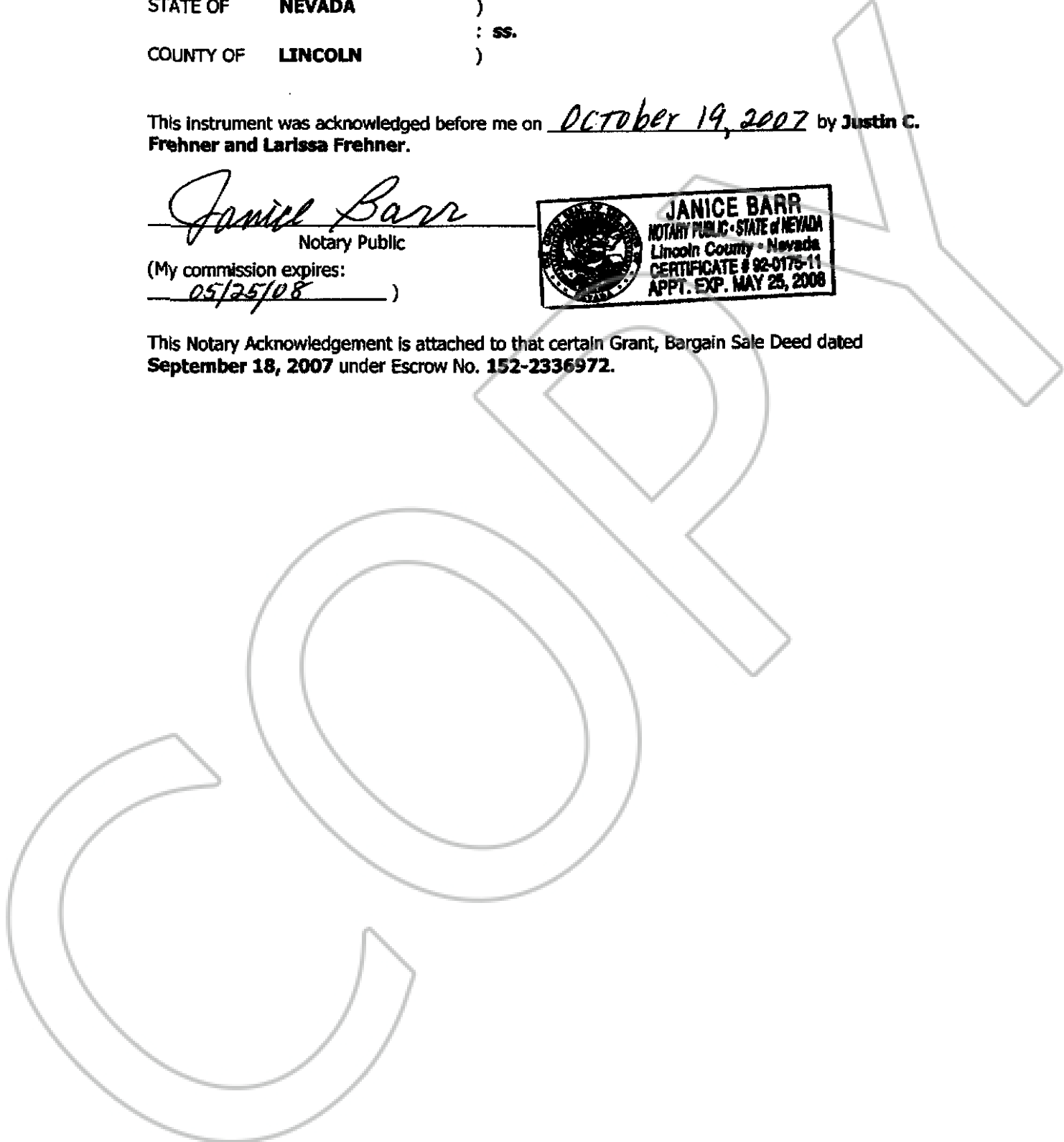
Janice Barr

Notary Public

(My commission expires:
05/25/08)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 18, 2007** under Escrow No. **152-2336972.**



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$16.00
Recorded By: AE RPTT: \$538.20
Book-237 Page-0680

- 1. Assessor Parcel Number(s)
 - a) 002-152-16
 - b) _____
 - c) _____
 - d) _____

- 2. Type of Property
 - a) Vacant Land
 - b) Single Fam. Res.
 - c) Condo/Twhse
 - 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: \$138,000.00
- Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- Transfer Tax Value: \$138,000.00
- 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: *Justin C. Frehner* Capacity: _____
 Signature: *Paula J. McKay* Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Justin C. Frehner and Larissa
 Print Name: Frehner
 Address: Post Office Box 544
 City: Panaca
 State: NV Zip: 89042

Bardell H. McKay and
 Print Name: Paula J. McKay
 Address: 598 West Highway 56
 City: Beryl
 State: UT Zip: 84714

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

First American Title Insurance
 Print Name: Company File Number: 152-2336972 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) 002-152-16
- b) _____
- c) _____
- d) _____

2. Type of Property

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- c) Condo/Twnhse
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- f) Comm'l/Ind'l
- g) Agricultural
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- i) Other _____

| FOR RECORDERS OPTIONAL USE | |
|----------------------------|-------------|
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Signature: [Signature]

Capacity: seller

Signature: [Signature]

Capacity: seller

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Justin C. Frehner and Larissa

Bardell H. McKay and

Print Name: Frehner

Print Name: Paula J. McKay

Address: Post Office Box 544

Address: 598 West Highway 56

City: Panaca

City: Beryl

State: NV Zip: 89042

State: UT Zip: 84714

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