DOC # 0130633

/30/2007

11:21 AM

Official Record

Recording requested By FIRST AMERICAN TITLE COMPANY

Lincoln County - NV Leslie Boucher - Recorder

Fee: \$15.00 RPTT: \$873.60 Page 1 of 2 Recorded By: AE

Book- 237 Page- 0757

A.P.N.:

002-181-03

File No:

152-2319808 (MJ)

R.P.T.T.:

\$873.60 C

When Recorded Mail To: Mail Tax Statements To: Justin C. Frehner and Larissa Frehner P.O. 544
Panaca, NV 89042-0544

GRANT, BARGAIN and SALE DEED

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

David B. Gaffin and Michele L. Wadsworth, Trustees of The Beverly R. Gaffin Living Trust, dated July 6, 2000

do(es) hereby GRANT, BARGAIN and SELL to

Justin C. Frehner and Larissa Frehner, 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:

THAT PORTION OF THE PARCEL MAP FOR THE BEVERLY R. GAFFIN LIVING TRUST DATED JULY 6, 2000 IN SECTION 9, TOWNSHIP 2 SOUTH, RANGE 68 EAST, MOUNT DIABLO MERIDIAN IN LOT 2 BLOCK 27 OF PANACA TOWNSITE, DESCRIBED AS FOLLOWS:

PARCEL 1 OF LOT 2, AS SHOWN BY MAP THEREOF IN BOOK C, PAGE 355, RECORDED SEPTEMBER 20, 2007 AS DOCUMENT 0129925, OFFICIAL RECORDS 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: 09/19/2007

David B. Gaffin and Michele L. Wadsworth, Trustees of The Beverly R. Gaffin Living Trust, dated July 6, 2000	
David B. Loffen	
David B. Gaffin, Trustee / Mululy Juhun H. Michele L. Wadsworth, Trustee	
STATE OF NEVADA) : ss.	
COUNTY OF CLARK)	
This instrument was acknowledged before me on A David B. Gaffin.	Warenier 5, 200/ by
John an Elward	Complete Mark Handleige and Annual State Complete Complet
Notary Public (My commission expires:	Notary Public State of Nevada No. 07-2377-1 My appt. exp. Mar. 13, 2011
STATE OF NEVADA) : ss.	
COUNTY OF LINCOLN)	
This instrument was acknowledged before me on November 6th, 2007 by	
Michele L. Wadsworth.	ROANNE MOORE
Koanne Mooce Notary Public	NOTARY PUBLIC • STATE OF NEVALA Lincoln County • Nevada OFFITTE CATE # 05-95872-11
(My commission expires: Mark 31, 2009)	APPT. EXP. MARCH 31, 2009

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 19, 2007** under Escrow No. **152-2319808**.

DOC # DV-130633

11/30/2007

Recording requested By FIRST AMERICAN TITLE COMPANY

1 21 QM

Official Record

STATE OF NEVADA DECLARATION OF VALUE

DECLARATION OF VALUE	Lincoln County - NV
Assessor Parcel Number(s)	Leslie Boucher - Recorde
a) 002-181-03	\ \ \
b)	Page 1 of 2 Fee: \$15.00 Recorded By: AE RPTT: \$873.60
c)	Book- 237 Page- 0757
d)	\ \
2. Type of Property	\ \
a) Vacant Land b) X Single Fam. F	Res. FOR RECORDERS OPTIONAL USE
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	
Total Value/Sales Price of Property:	\$224,000.00
Deed in Lieu of Foreclosure Only (value of pr	operty) (\$
Transfer Tax Value:	\$224,000.00
Real Property Transfer Tax Due	\$873.60
4. If Exemption Claimed:	
 a. Transfer Tax Exemption, per 375.090, Ser b. Explain reason for exemption: 	ction:
b. Explain reason for exemption.	. \ \
5. Partial Interest: Percentage being transferred	j: \ %
375.060 and NRS 375.110, that the informatic information and belief, and can be supported by the information provided herein. Furthermore, claimed exemption, or other determination of ac 10% of the tax due plus interest at 1% per month.	documentation if called upon to substantiate the parties agree that disallowance of any diditional tax due, may result in a penalty of h. Pursuant to NRS 375.030, the Buyer and
Seller shall be jointly and severally liable for any a Signature:	
	Capacity: Seller
Signature: While Wishunts	Capacity: seller
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED) David B. Gaffin and Michele L. Wadsworth, trustees of The	(REQUIRED)
Beverly R. Gaffin Living Trust,	Justin C. Frehner and
Print Name: dated July 6, 2000	Print Name: Larissa Frehner
Address: P.O. Box 334	Address: P.O. 544
City: Panaca	City: Panaca
State: NV Zip: 89042	89042- State: NV Zip: 0544
COMPANY/PERSON REQUESTING RECORDIN	
First American Title Insurance	
Print Name: Company	File Number: 152-2319808 MJ/LK
Address 768 Aultman Street	<u> </u>
City: Ely	State: NV Zip: 89301
(AS A PUBLIC RECORD THIS FORM MA	AY BE RECORDED/MICROFILMED)



STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)			\ \
a)	002-181-03			\ \
b)				\ \
c), d),				\
2.	Type of Property			_
a)	Vacant Land b) X Single Fam. Res	FOR F	RECORDERS	OPTIONAL USE
c)	Condo/Twnhse d) 2-4 Plex	Book	P	age:
e)	Apt. Bldg. f) Comm'l/Ind'l	Date of	f Recording:	
g)	Agricultural h) Mobile Home	Notes:		
i)	Other		_ \	
3.	Total Value/Sales Price of Property:	<u> </u>	\$224,000.00	1
	Deed in Lieu of Foreclosure Only (value of prop	erty) (\$)
	Transfer Tax Value:	1	\$224,000.00	
	Real Property Transfer Tax Due	1	\$873.60	/
4.	If Exemption Claimed:	/ /	/ /	
	a. Transfer Tax Exemption, per 375.090, Section	on:		
	b. Explain reason for exemption:	1		
5.	Partial Interest: Percentage being transferred:	<u> </u>	%	•
Ψ.	The undersigned declares and acknowledges,	under pen		v. pursuant to NRS
375	i.000 and NRS 375.110, that the information	provided	is correct to	the best of their
info	rmation and belief, and can be supported by do	cumentation	on if called up	oon to substantiate
clai	information provided herein. Furthermore, the med exemption, or other determination of additional and are set of the control o	e parties a tional tax o	agree mar os due, mav res	sallowance of any sult in a penalty of
10%	6 of the tax due plus interest at 1% per month.	Pursuant t	to NRS 375.0	30, the Buyer and
	er shall be jointly and severally liable for any add	ditional amo	ount owed.	
	nature:	Capacity		uper
Sign		Capacity		y El
	SELLER (GRANTOR) INFORMATION	BUYER		INFORMATION
	(ŘEQUIRED) David B. Gaffin and Michele L.		(REQUIF	RED)
	Wadsworth, trustees of The			
	Beverly R. Gaffin Living Trust,			. Frehner and
Prin	t Name: dated July 6, 2000	Print Nan	ne: <u>Larissa f</u>	Frehner
Add	Iress: P.O. Box 334	Address:	P.O. 544	
City	: Panaca	City: P	'anaca	
Stat	te: NV Zip: 89042	State:	NV	89042- Zip: 0544
CO	MPANY/PERSON REQUESTING RECORDING	(required	if not seller	or buyer)
	First American Title Insurance		<u> </u>	
******	t Name: Company	File Numb	per: <u>152-23</u>	19808 MJ/LK
	Iress 768 Aultman Street	Ctoto: N	1	7in: 90204
City	: Ely (AS A PUBLIC RECORD THIS FORM MAY			Zip: 89301 DEIL MED)