

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2
RPTT: \$873.60 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



0130633

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. Gaffin

David B. Gaffin, Trustee

Michele L. Wadsworth

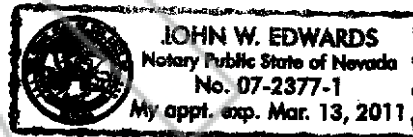
Michele L. Wadsworth, Trustee

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

This instrument was acknowledged before me on November 5, 2007 by
David B. Gaffin.

John W. Edwards

Notary Public
(My commission expires:
March 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

Notary Public
(My commission expires:
March 31, 2009)



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

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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) 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: \$224,000.00
- Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- Transfer Tax Value: \$224,000.00
- Real Property Transfer Tax Due \$873.60

- 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: *David B. Gaffin*
 Signature: *Michele L. Wadsworth*

Capacity: *seller*
 Capacity: *seller*

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

David B. Gaffin and Michele L. Wadsworth, trustees of The Beverly R. Gaffin Living Trust,
 Print Name: dated July 6, 2000
 Address: P.O. Box 334
 City: Panaca
 State: NV Zip: 89042

Justin C. Frehner and Larissa Frehner
 Print Name: Larissa Frehner
 Address: P.O. 544
 City: Panaca
 State: NV Zip: 89042-0544

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

First American Title Insurance
 Print Name: Company File Number: 152-2319808 MJ/LK
 Address: 768 Aultman Street
 City: Ely State: NV Zip: 89301

**STATE OF NEVADA
DECLARATION OF VALUE**

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- a) 002-181-03
- b) _____
- c) _____
- d) _____

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Signature: [Signature] Capacity: Buyer

Signature: [Signature] Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

David B. Gaffin and Michele L. Wadsworth, trustees of The 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

State: NV Zip: 89042-0544

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