

APN:008-360-21
ESCROW NO: 03314778-330-LD1
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

Verona Castaneda
4660 S. Eastern Ave #207
Las Vegas, NV 89119



GRANT, BARGAIN, SALE DEED

R.P.T.T. \$ 214.50

THIS INDENTURE WITNESSETH: That

Rex Arlan Frehner and Shirley Frehner, Trustees of the Frehner Dental Lab, Inc. Profit sharing Trust, as to an undivided one-half interest and Tyler R. Frehner and Janae Frehner husband and wife as joint tenants, as to an undivided one half interest

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

Verona Castaneda, a widow

all that real property situated in the County of Lincoln, State of Nevada, described as follows:

For legal description of the real property, see Exhibit A attached hereto and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2015 - 2016
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand this 20 day of April, 2016.

Rex Arlan Frehner and Shirley Frehner, Trustees of the Frehner Dental Lab, Inc. Profit sharing Trust, as to an undivided one-half interest

Rex A. Frehner

T. R. Frehner
Tyler R. Frehner

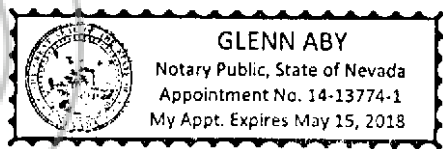
By: Rex Frehner
Its: Trustee

Janae Frehner
Janae Frehner

STATE OF NEVADA }
COUNTY OF Clark } ss:

On 4/20/2016, personally appeared before me, a Notary Public in and for said County and State, Rex Arlan Frehner and Tyler R. Frehner and Janae Frehner, who acknowledged to me that they executed the same.

WITNESS my hand and official seal.



[Signature]
NOTARY PUBLIC in and for said County and State.



EXHIBIT "A" LEGAL DESCRIPTION

File No.: 76547

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

That certain parcel of land situate within a portion of the Northwest Quarter (NW1/4) of Section 16 and the Northeast Quarter (NE1/4) of Section 17, Township 7 South, Range 61 East, M.D.B. & M., more particularly described as follows:

Parcel B-2A of that certain Parcel Map recorded November 5, 2001 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, page 406 as File No. 117242, Lincoln County, Nevada records.

Together with that parcel of land acquired by a Boundary Line Adjustment Record of Survey recorded June 16, 2006 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, page 226 as File No. 126686, Lincoln County, Nevada records, described as follows:

A boundary line adjustment of 100 feet on the west side of Parcel B-2A of the parcel map recorded in Book B of Plats, page 406, Lincoln County, Nevada records, located in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 17, Township 7 South, Range 61 East, M.D.B. & M., and more particularly described as follows:

Beginning on the Northwest corner of said Parcel B-2A at a #5 rebar with cap stamped L Smith PLS 12751, from which the North Quarter corner of Section 17, Township 7 South, Range 61 East, M.D.B. & M. bears North 50°19'58" West, 1677.45 feet;

Thence South 0°55'38" West, 138.02 feet, to a #5 rebar with cap stamped L Smith PLS 12751, on the West side of said Parcel B-2A to the Southwest corner;

Thence North 89°43'18" West, 100.00 feet, to a #5 rebar with cap stamped L Smith PLS 12751;

Thence North 00°55'38" East, 137.01 feet, to a #5 rebar with cap stamped L Smith PLS 12751;

Thence North 89°42'15" East, 100.02 feet to the point of beginning.

The Basis of Bearings is the North line of the Northwest Quarter of Section 17, Township 7 South, Range 61 East, M.D.B. & M., given by the GLO South 89°56' West.

The above legal description is a metes and bounds description and was obtained from a Quitclaim Deed, recorded March 13, 2009 in Book 247 of Official Records, page 547 as File No. 133547, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030

ASSESSOR'S PARCEL NUMBER FOR 2015 - 2016: 008-360-21

STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
LAWYERS TITLE OF NEVADA

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00
Recorded By: HB RPTT: \$214.50
Book- 303 Page- 0023

- 1. Assessor Parcel Number(s)
a. 008-360-21
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
 Other

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a. Total Value/Sales Price of Property: \$55,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c. Transfer Tax Value: \$55,000.00
d. Real Property Transfer Tax Due: \$ 214.50

- 4. If Exemption Claimed:
a. Transfer Tax Exemption, per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%
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 TJA Capacity Seller
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Rex Arlan Frehner and Shirley Frehner, Trustees of the Frehner Dental Lab, Inc. Profit sharing Trust, as to an undivided one-half interest and Tyler R. Frehner and Janae Frehner
Address: c/o Tyler & Janae Frehner, 7900 Maverick Street
City/State/Zip: Las Vegas, NV 89131-2100

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Verona Castaneda
Address: 4660 S. Eastern Ave #207
City/State/Zip: Las Vegas, NV 89119

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Lawyers Title of Nevada
1401 N. Green Valley Parkway
Henderson, NV 89074
Escrow #: 3314778-330-LD1
Escrow Officer: Loryann Dixon