

Official RecordRecording requested By
DYLAN V. FREHNER, ESQ.**Lincoln County - NV****Leslie Boucher - Recorder**

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: AE

Book- 312 Page- 0465

APN: 002-011-08
002-011-09**RETURN RECORDED DEED TO:**Dylan V. Frehner
P.O. Box 195
Panaca, Nevada 89042

0152338

GRANTEE/MAIL TAX STATEMENTS TO:Dylan V. Frehner
P.O. Box 195
Panaca, Nevada 89042**DEED UPON DEATH**

THIS INDENTURE, made and entered into this 30th day of June, 2017, I, Dylan V. Frehner, the party of the first part, hereinafter referred to as "GRANTOR", hereby convey to Caralee A. Frehner, as her sole and separate property, and as, the party of the second part, hereinafter referred to as "GRANTEE." Effective upon my death, the following described real property:

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

Parcel I:

A parcel of land situated within the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 5, in Township 2 South, Range 68 East, M.D.M., Town of Panaca, County of Lincoln, State of Nevada, being more particularly described as follows:

Parcel 1 as shown on that certain parcel map recorded in Book Plat C, Page 20 of the Official Records of the Lincoln County Recorders Office, said Map is dated November 26, 2003.

Parcel II:

That portion of the Southeast (SE ¼) of the Southeast Quarter (SE ¼) of Section 5, Township 2 South, Range 68 East, M.D.B. and M., Lincoln County, Nevada described as follows:

Parcel 2, as shown upon parcel map for the First National Bank of Layton, Utah recorded May 6, 1986 in Plat Book A, Page 259, as File 84881.




Being the same property conveyed from Caralee A. Frehner, spouse of the Grantee herein, the Grantor(s), to Dylan V. Frehner, a married man as his sole and separate property, the Grantee(s), by deed dated 05/02/2006, and recorded 05/19/2006 as; Instrument No. 126544

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEE, and to her heirs and assigns, forever.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTORS WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO SUBSECTION 1 OF NRS 111.109 REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE GRANTORS' ENTIRE INTEREST IN THE SAME REAL PROPERTY.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand the day and year first above written.

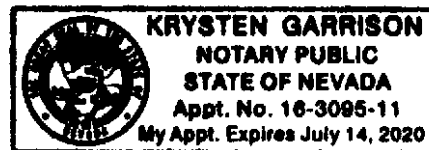

DYLAN V. FREHNER

State of Nevada)
)ss.
County of Lincoln)

On this 30th day of June, 2017, ***DYLAN V. FREHNER*** personally appeared before me and proved to me to be the person described in and who executed the foregoing Deed Upon Death, who acknowledged that he/she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.


NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
DYLAN V. FREHNER, ESQ.

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00
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- 1. Assessor Parcel Number(s)
 - a. 002-011-08
 - b. 002-011-09
 - c. _____
 - d. _____

- 2. Type of Property:

<ul style="list-style-type: none"> a. <input checked="" type="checkbox"/> Vacant Land c. <input type="checkbox"/> Condo/Twnhse e. <input type="checkbox"/> Apt. Bldg g. <input type="checkbox"/> Agricultural <input type="checkbox"/> Other 	<ul style="list-style-type: none"> b. <input checked="" type="checkbox"/> Single Fam. Res. d. <input type="checkbox"/> 2-4 Plex f. <input type="checkbox"/> Comm'l/Ind'l h. <input type="checkbox"/> Mobile Home
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FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page: _____
Date of Recording: _____
Notes: _____

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 10
- b. Explain Reason for Exemption: A conveyance of real property by deed which become effective upon the death of the grantor per NRS 111.655 & 111.699

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 [Signature] Capacity: Grantor

Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: DYLAN V. FREHNER
Address: P.O. BOX 195
City: PANACA
State: NEVADA Zip: 89042

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: CARALEE A. FREHNER
Address: P.O. BOX 195
City: PANACA
State: NEVADA Zip: 89042

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

Print Name: Dylan V. Frehner, Esq.
Address: P.O. Box 517
City: Pioche

Escrow # n/a
State: Nevada Zip: 89043