

**Official Record**Recording requested By  
TITLE 365 COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: AK

Book- 312 Page- 0646



0152380

The undersigned hereby affirms that this document submitted for recording does not contain a social security number.

Signed: Caralee A. Frehner

Prepared by: Jennifer Montante Vigneri, Esq. - Nevada Bar No.: 11846  
919 Winton Road, Suite 101, Rochester, New York 14618

Return to: Title365-Pittsburgh, 345 Rouser Road, Suite 101, Pittsburgh, PA 15108  
File No. OS3300-17012048

Mail Tax Statement to: Dylan V. Frehner, 905 Blad Street, Panaca, NV 89042-2303  
Tax No.: APN: 002-011-08 / APN: 002-011-09

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

That I, CARALEE A. FREHNER, wife of Grantee herein, the undersigned (herein referred to as Grantor, whether one or more), do hereby warrant and convey to DYLAN V. FREHNER, a married man, as his sole and separate property, (herein referred to collectively as Grantee) and do by these presents, hereby RELEASE, REMISE AND FOREVER QUITCLAIM unto Grantee, all right, title and interest in that certain property situated in the City of Panaca, County of Lincoln, State of Nevada, to-wit:

Parcel I:

A parcel of land situated within the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) 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 Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) 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 to Dylan V. Frehner, a married man as his sole and separate property, by Deed recorded in Lincoln County, in the Office of the County Recorder of Lincoln County, State of Nevada. And further being the same property which is the subject of a Quitclaim Deed 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), dated 05/02/2006, and recorded 05/19/2006, in Instrument No. 126544, in the Office of the County Recorder of Lincoln County, State of Nevada, which deed was recorded for the purpose of relinquishing any possible community interest that Grantor may have or may acquire in the future.

SUBJECT TO: 1. Current taxes and other assessments:  
2. Covenants, conditions, Reservations, Rights, Right of Way, and Easements now of record.

TOGETHER WITH all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

Commonly known as: 905 Blad Street, Panaca, NV 89042-2303

This deed is exempt from the Affidavit and Fee Requirement under N.R.S. §375.090(3).

It is the express intent of the Grantor, being the spouse of the Grantee, to convey all right, title and interest of the Grantor, community or otherwise, in and to the herein described property to the Grantee as his sole and separate property.

WITNESS, Grantor's hand, this the 24 day of June, 2017.

Caralee A. Frehner (seal)  
CARALEE A. FREHNER

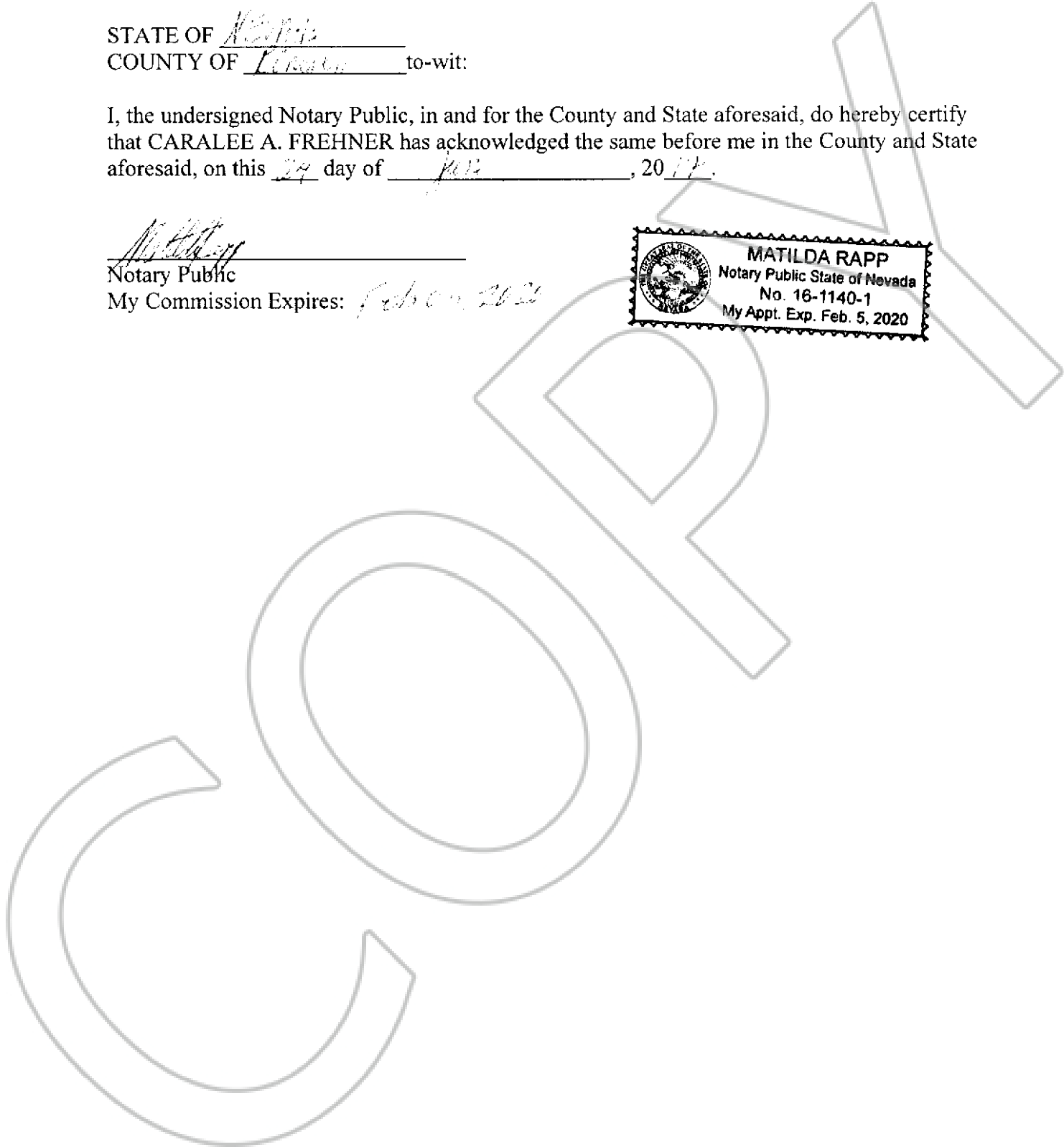
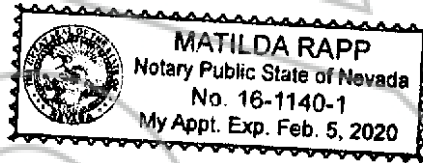


**ACKNOWLEDGEMENT**

STATE OF Nevada  
COUNTY OF Clark to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that CARALEE A. FREHNER has acknowledged the same before me in the County and State aforesaid, on this 24 day of July, 2017.

Matilda Rapp  
Notary Public  
My Commission Expires: February 2020



STATE OF NEVADA  
DECLARATION OF VALUE

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Page 1 of 1 Fee: \$16.00

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- 1. Assessor Parcel Number(s)
  - a. 002-011-08
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

- 2. Type of Property:
 

a. <input type="checkbox"/> Vacant Land	b. <input checked="" type="checkbox"/> Single Fam. Res.
c. <input type="checkbox"/> Condo/Twnhsc	d. <input type="checkbox"/> 2-4 Plex
e. <input type="checkbox"/> Apt. Bldg	f. <input type="checkbox"/> Comm'l/Ind'l
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
<input type="checkbox"/> Other	

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 275000.00
- b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ))
- c. Transfer Tax Value: \$ \_\_\_\_\_
- d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 05
- b. Explain Reason for Exemption: BETWEEN SPOUSES W/OUT CONSIDERATION

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: AGENT  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

Print Name: CARALEE A. FREHNER  
 Address: 905 BLAD ST  
 City: PANACA  
 State: NV Zip: 89042

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: DYLAN V. FREHNER  
 Address: 905 BLAD ST  
 City: PANACA  
 State: NV Zip: 89042

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

Print Name: SARAH BEAVER - TITLE365  
 Address: 345 ROUSER ROAD  
 City: CORAOPOLIS

Escrow # 17012048  
 State: PA Zip: 15108