

**Official Record**Recording requested By  
DYLAN V. FREHNER

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$35.00

Page 1 of 2

RPTT: \$826.80

Recorded By: AE

Book- 315 Page- 0146

APN: 001-201-73

RETURN RECORDED DEED TO:  
Bonnie Jean Faehling, Trustee  
5725 Manito Circle  
Las Vegas, Nevada 89130



GRANTEE/MAIL TAX STATEMENTS TO:  
Bonnie Jean Faehling, Trustee  
5725 Manito Circle  
Las Vegas, Nevada 89130

**GRANT BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into this 13 day of NOVEMBER, 2017, between Curt Phillips and Gerri Phillips, the party of the first part and hereinafter referred to as "GRANTORS", and Bonnie Jean Faehling, as Trustee of The Bonnie Jean Faehling Revocable Living Trust Dated March 25, 2011, and as the party of the second part and hereinafter referred to as "GRANTEE."

**WITNESSETH:**

That the GRANTORS, in consideration of Ten Dollars (\$10), lawful money of the United States of America, and other good and valuable consideration, in hand paid by the GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain and sale unto the GRANTEE, and to its heirs and assigns, forever, all their rights, title and interest in and to those certain lots, pieces and parcels of land situate at 497 Airport Road, in Pioche, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

Parcel one (1) as shown by the Subsequent Parcel Map of Curt Phillips and Gerri Phillips in Book D, Page 0236 as Document No. 0152189 recorded on June 15, 2017, in the Office of the County Recorder, Lincoln County, Nevada.

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 their heirs and assigns, forever.

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

Curt Phillips  
CURT PHILLIPS

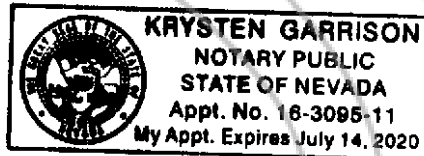
Geri Phillips  
GERRI PHILLIPS

State of NEVADA            )  
  )ss.  
County of LINCOLN    )

On this 13<sup>th</sup> day of November, 2017, \*\*\*CURT PHILLIPS and GERRI PHILLIPS\*\*\* personally appeared before me and proved to me to be the persons described in and who executed the foregoing Grant Bargain and Sale Deed, who acknowledged that they 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.

Krysten Garrison  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

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- 1. Assessor Parcel Number(s)
  - a. 001-201-73
  - 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/Twnhse | 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                 |
| i. <input type="checkbox"/> Other        |   |

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

- 3. a. Total Value/Sales Price of Property \$ 211,750.00
- b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )
- c. Transfer Tax Value: \$ \_\_\_\_\_
- d. Real Property Transfer Tax Due \$ 826.80

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 Just Phillips Capacity: Grantor

Signature Bonnie Fackling Capacity: Grantee

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

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

Print Name: See Attached  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

Print Name: See Attached  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

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

Escrow # n/a  
State: NV Zip: 89043



SELLER (GRANTOR)/ BUYER (GRANTEE) INFORMATION

SELLER (GRANTORS)

BUYER (GRANTEES)

Bonnie Jean Faehling, Trustee  
5725 Manito Circle  
Las Vegas, Nevada 89130

SELLER (GRANTORS)

Curt Phillips and Gerri Phillips  
P.O. Box 563  
Pioche, Nevada 89043

