

APN: 001-044-10

RETURN RECORDED DEED TO:

Dan & Judith Frehner
P.O. Box 57
Pioche, Nevada 89043

GRANTEE/MAIL TAX STATEMENTS TO:

Dan & Judith Frehner
P.O. Box 57
Pioche, Nevada 89043



OFFICIAL RECORD
AMY ELMER, RECORDER

E05

GRANT BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 18 day of July, 2019, between Dylan V. Frehner, a married man as his sole and separate property and the party of the first part, hereinafter referred to as "GRANTOR", and Dan C. Frehner and Judith Frehner, husband and wife as joint tenants with right of survivorship and the party of the second part, hereinafter referred to as "GRANTEES."

WITNESSETH:

That the GRANTOR, 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 GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain and sale unto the GRANTEES, and to their heirs and assigns, forever, all their rights, title and interest in and to those certain lots, pieces and parcels of land situate in Pioche, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

THE SOUTHERLY ONE HALF OF LOT NUMBERED TWENTY (20) AND THE SOUTHERLY ONE HALF OF LOT NUMBERED TWENTY-TWO (22) IN THE HENRY LEE'S SUBDIVISION TO THE TOWN OF PIOCHE, NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 20 AND RUNNING THENCE NORTHEASTERLY ALONG THE NORTH LINE OF LILITH AVENUE A DISTANCE OF 80.7 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 22; THENCE RUNNING NORTHWESTERLY ALONG THE EAST LINE OF SAID LOT 22 A DISTANCE OF 80 FEET; THENCE RUNNING AT RIGHT ANGLES SOUTHWESTERLY A DISTANCE OF 80.7 FEET TO THE WEST LINE OF SAID LOT 20; THENCE RUNNING SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT 20 A DISTANCE OF 80 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED 6-2-1993 IN BOOK 106, PAGE 104 AS INSTRUMENT NO. 100436.

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 GRANTEES, and to their heirs and assigns, forever.


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

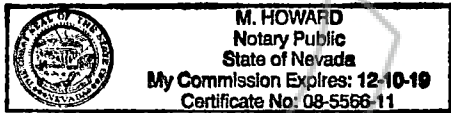

DYLAN V. FREHNER

State of NEVADA)
)ss.
County of LINCOLN)

On this 18 day of July, 2019, *****DYLAN V. FREHNER*****, personally appeared before me and proved to me to be the person described in and who executed the foregoing Grant Bargain and Sale Deed, who acknowledged that he 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 FORM**

1. Assessor Parcel Number(s)
 a) 001-044-10
 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. Total Value/Sales Price of Property \$ 75,000
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Son transferring to Parents.

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 [Signature] Capacity Grantor
 Signature Judith Frehner Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Dylan U. Frehner
 Address: P.O. Box 57
 City: Pioche NV
 State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED) Dan C. Frehner,
 Print Name: Judith Frehner
 Address: P.O. Box 57
 City: Pioche
 State: NV Zip: 89043

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____