

LINCOLN COUNTY, NV

2020-158187

\$77.95

RPTT:\$40.95 Rec:\$37.00

03/17/2020 02:20 PM

FA NV DIRECT TITLE

Pgs=2 AK

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P. No. 001-181-10
Escrow No. 116-2584952-dp/CJ
R.P.T.T. \$40.95

WHEN RECORDED RETURN TO:

Jed Cameron and Melissa Bergmann
P.O. Box 777342
Henderson, NV 89077

MAIL TAX STATEMENTS TO:

Jed Cameron and Melissa Bergmann
P.O. Box 777342
Henderson, NV 89077

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Dylan V. Frehner and Caralee A. Frehner, husband and wife as joint tenants with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Jed Cameron, a single man and Melissa Bergmann, a single woman as joint tenants with right of survivorship

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

PARCEL 4A AS SHOWN ON LAND DIVISION PARCEL MAP OF LOT 4 FOR DYLAN V. FREHNER AND CARALEE A. FREHNER RECORDED FEBRUARY 20, 2020 AS DOCUMENT NO. 2020-158097 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LOCATED IN A PORTION OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B.&M.


Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.



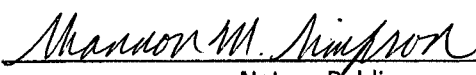
Dylan V. Frehner



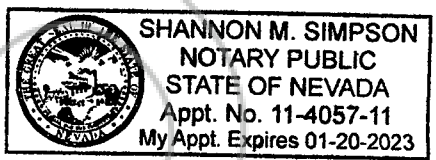
Caralee A. Frehner Caralee A. Frehner

STATE OF **NEVADA**)
 : ss.
COUNTY OF **Lincoln**)

This instrument was acknowledged before me on
March 13, 2020, by
Dylan V. Frehner and Caralee A. Frehner.



Notary Public
(My commission expires: 01/20/2023)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 116-2584952

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-181-10
- 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
- i) Other _____

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

- 3. a) Total Value/Sales Price of Property: \$10,500.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$10,500.00
- d) Real Property Transfer Tax Due \$40.95

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature] Capacity: agent

Signature: _____ Capacity: _____

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

Dylan V. Frehner and Caralee A.
Print Name: Frehner
Address: P.O. Box 517
City: Pioche
State: NV Zip: 89043

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

Jed Cameron and Melissa
Print Name: Bergmann
Address: P.O. Box 777342
City: Henderson
State: NV Zip: 89077

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

FANV-Direct Title / First American Title
Print Name: Insurance Company File Number: 116-2584952 dp/ dp
Address: 2500 Paseo Verde Parkway, Suite 120
City: Henderson State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)