

LINCOLN COUNTY, NV

2021-160934

\$982.75

RPTT:\$945.75 Rec:\$37.00

08/03/2021 01:58 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

OFFICIAL RECORD

AMY ELMER, RECORDER

A.P.N.: 003-084-08
File No: 13896-2625167 (TV)
R.P.T.T.: \$945.75

When Recorded Mail To: Mail Tax Statements To:
Edward Frehner
P.O. Box 243
Overton, NV 89040

GRANT, BARGAIN and SALE DEED

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

Corey Vaught, an unmarried man

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

Edward Frehner, a single man

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

LOTS NINETEEN (19) AND TWENTY (20) IN BLOCK NUMBERED SIXTEEN (16) IN THE CITY OF CALIENTE ON FILE IN BOOK A OF PLATS, PAGE 47, COUNTY OF LINCOLN, STATE OF NEVADA.

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.

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.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 003-084-08
 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: \$242,500.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$242,500.00
 d) Real Property Transfer Tax Due \$945.75

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: *Corey Vaught*
 Signature: _____

Capacity: Grantor/Seller
 Capacity: _____

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

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

Print Name: Corey Vaught
 Address: P.O. Box 885
 City: CALIENTE
 State: NV Zip: 89008

Print Name: Edward Frehner
 Address: P.O. Box 243
 City: Overton
 State: NV Zip: 89040

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

FANV Direct Title/First American Title
 Print Name: Insurance Company
 Address: 701 North Green Valley Parkway Suite 120
 City: Henderson

File Number: 13895-2625167 TV/ TV
 State: NV Zip: 89074

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