

<b>A.P.N. No.:</b>	002-152-16
<b>R.P.T.T.</b>	Exempt # 3
<b>Escrow No.:</b>	85018
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Tyler Free and Fabiola G. Free	
1153 N 1570 W	
St. George, UT 84770	



OFFICIAL RECORD  
AMY ELMER, RECORDER

E03

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **JUSTIN FREHNER AND LARISSA FREHNER, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **TYLER FREE and FABIOLA G. FREE, husband and wife**, as joint tenants all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

In Lot 1, Block 35 of PANACA TOWNSITE, Lincoln County, Nevada: That Northerly EXTENDED AREA OF PARCEL 2 OF PLAT BOOK C, page 44 of Lincoln County, Nevada records WHICH LIES DIRECTLY EAST OF THE MARY D. WILCOX property (A.P.N. 002-152-10), and more particularly described as follows:

Beginning at the Northwest Corner which is monumented by a #5 REBAR WITH CAP STAMPED OWENS PLS 2884, FROM WHICH POINT THE WEST QUARTER CORNER OF SECTION 9, T. 2S., R. 68 E. BEARS S 62°01'26" W 971.78'; THENCE N 89°57'32" E 26.54'; THENCE S 0°07'19" E 56.91' TO A #5 REBAR & CAP STAMPED L SMITH PLS 12751; THENCE N 89°52'45" W 26.57'; THENCE N 0°09'50" W 56.84' TO THE POINT OF BEGINNING.

SAID LAND IS DELINEATED ON THAT CERTAIN BOUNDARY LINE RECORD OF SURVEY recorded September 15, 2006 in Book C of Plats, page 253A as File No. 127340, Lincoln County, Nevada records.

The above legal description is a metes and bounds description and was obtained from a QUIT CLAIM DEED, recorded February 12, 2021, as File No. 2021-159613 as to Parcel 1, 2, and 3 and on September 20, 2006 in Book 222 of Official Records, page 495 as File No. 127444 as to Parcel 4, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

ASSESSOR'S PARCEL NUMBER FOR 2021 - 2022: 002-152-16

**SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: January 21, 2022

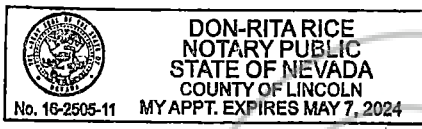
*Justin Frehner*  
JUSTIN FREHNER

*Larissa Frehner*  
LARISSA FREHNER

State of NEVADA )  
County of LINCOLN ) ss.

This instrument was acknowledged before me on the 4th day of March 2022  
By: JUSTIN FREHNER and LARISSA FREHNER

Signature: *Don Rita Rice*  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument No. \_\_\_\_\_  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

1. Assessor Parcel Number(s)  
 a) 002-152-16  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property  
 a)  Vacant Land                      b)  Single Family Res.  
 c)  Condo/Townhouse              d)  2-4 Plex  
 e)  Apartment Bldg.                f)  Commercial/Industrial  
 g)  Agricultural                      h)  Mobile Home  
 i)  Other: \_\_\_\_\_

3. a. Total Value/Sales Price of Property \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (Value of Property) \_\_\_\_\_  
 c. Transfer Tax Value \_\_\_\_\_  
 d. REAL PROPERTY TRANSFER TAX DUE: \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption, per NRS 375.090, Section: Exempt # 3  
 b. Explain Reason for Exemption: Clarification of legal

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: Justin Frehner Capacity: \_\_\_\_\_  
**JUSTIN FREHNER**  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**TYLER FREE**  
**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: JUSTIN FREHNER AND LARISSA FREHNER  
 Address: PO Box 544  
 City/ST/Zip: Panaca, NV 89042

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: TYLER FREE and FABIOLA G. FREE  
 Address: 1153 N 1570 W  
 City/ST/Zip: St George, UT 84770

**COMPANY/PERSON REQUESTING RECORDING (required if not Seller or Buyer)**  
 Company Name: Cow County Title Co. Escrow No.: 85018  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State NV Zip: 89043