

**Official Record**Recording requested By  
LINCOLN COUNTY TREASURER

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

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RPTT:

Recorded By: RE

Book- 270 Page- 0438



0140938

**TREASURER'S RECONVEYANCE DEED**

WHEREAS, the real property hereinafter described was assessed to J & S Properties LLC, 850 S. Boulder Highway #247, Henderson, NV 89015, and a tax was levied on said property for the fiscal years 2008 through 2011.

WHEREAS, the taxes for the aforesaid years were not paid within the time allowed by law and said property was conveyed by Tax Deed on June 6, 2011, from Kathy C. Hiatt, County Treasurer and Ex-officio Tax Receiver of Lincoln County, Nevada, to Kathy C. Hiatt, County Treasurer of Lincoln County, Nevada, as Trustee in Trust for the use and benefit of the State of Nevada and the County of Lincoln, said conveyance being made after compliance with Nevada Law was had, and

WHEREAS, Nevada Revised Statutes 361.585 (3) provides as follows: "Notwithstanding the provisions of NRS 361.595 or 361.603, at any time during the 90 day period specified in NRS 361.603, or prior to the Public Notice of Sale by a County Treasurer, pursuant to NRS 361.595, of any property held in trust by him by virtue of any deed made pursuant to the provisions of this chapter, any person or persons specified in subsection 4 is entitled to have such property reconveyed upon payment to the County Treasurer of an amount equal to the taxes accrued together with any costs, penalties and interest legally chargeable against such property. A reconveyance shall not be made after expiration of the 90 day period specified in NRS 361.603 or after commencement of posting or publication of public notice pursuant to NRS 361.595", and

WHEREAS, the said J & S Properties LLC, the Grantee herein has tendered to the County Treasurer the proper amount of money as is required in such cases and no public notice of sale having been given by the County Treasurer.

NOW, THEREFORE, THIS INDENTURE made this 13th day of March A.D., 2012, between Shawn Frehner, County Treasurer of Lincoln County, Nevada, as Trustee, for the use and benefit of the State of Nevada, and the County of Lincoln, as Grantor, and J & S Properties, LLC, as Grantee:



WITNESSETH; that the Grantor, in consideration of TWO THOUSAND SIXTY ONE DOLLARS AND 13/100 CENTS (\$2,061.13), plus recording costs, receipt whereof is hereby acknowledged, does by these presents release and forever QUITCLAIM unto the said Grantee, J & S Properties LLC, the following described property situated in the County of Lincoln, State of Nevada, and bounded and described as follows:

Assessor's Parcel Number 001-280-12: 4.63 Acres. Parcel 78 of J & S Parcel Map Recorded in Book C, Page 296 of Lincoln County Records, Pioche Town

TOGETHER WITH THE TENEMENTS, hereditaments and appurtenances thereto belonging or appertaining and the reversions, remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto said Grantee and to their heirs and assigns forever.

IN WITNESS WHEREOF, Shawn Frehner, County Treasurer of Lincoln County, Nevada, as trustee for the use and benefit of the State of Nevada, and the County of Lincoln, as Grantor, has hereunto set her hand this 13th day of March A.D., 2012.

Shawn Frehner  
Treasurer as Trustee in Trust

STATE OF NEVADA )

ss.

COUNTY OF LINCOLN )

On this 13th day of March, 2012, personally appeared before me, the undersigned authority in and for the County of Lincoln, State of Nevada, Shawn Frehner, County Treasurer and Ex-officio Tax Receiver in and for said County of Lincoln, State of Nevada, known to me to be the official described in and who executed the foregoing instrument, who acknowledged to me that she executed the same, as such official, freely and voluntarily and for the uses and purposes therein mentioned.

County Clerk and Ex-officio  
Clerk of the Seventh Judicial  
District Court of the State  
of Nevada, in and for the  
County of Lincoln