

Parcel # 001-103-03

**COUNTY OF LINCOLN**

SHAWN FREHNER

TREASURER &amp; EX-OFFICIO TAX RECEIVER

P. O. Box 416, PIOCHE, NEVADA 89043

(775) 962-5805



0142446

**TREASURER'S RECONVEYANCE DEED**

WHEREAS, the real property hereinafter described was assessed to Charles P. Serneck, P.O. Box 750, Pioche, NV 89043, and a tax was levied on said property for the fiscal years 2008 through 2012.

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 07, 2011, from Kathy C. Hiatt, County Treasurer and Ex-Officio Tax Receiver of Lincoln County, Nevada, to Kathy C. Hiatt, 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 re-conveyance 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 Charles P. Serneck 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 31<sup>st</sup> day of December, 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, Charles P. Serneck, as Grantee.

WITNESSETH; that the Grantor, in consideration of ONE THOUSAND TWO HUNDRED EIGHTY ONE DOLLARS AND 72/100 (\$1,281.72), plus recording costs, receipt whereof is hereby acknowledged, does by these presents release and forever QUITCLAIM unto the said Grantee, Charles P. Serneck, the following described property situated in the County of Lincoln, State of Nevada, and bounded and described as follows:



**Assessor's Parcel Number 001-103-03:**

**.19 Acre. Lots 11, 12 & 13 in Block 19 in the Town of Pioche, Lincoln County, Nevada as said lot and block are platted and described on the Official Plat of said Town of Pioche, now on file and of record in the Office of the County Recorder of said Lincoln County, Nevada and to which plat and the records thereof reference is hereby made for further particular description.**

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 31st day of December, 2012.

Shawn Frehner  
Treasurer as Trustee in Trust

STATE OF NEVADA )

ss.

COUNTY OF LINCOLN )

On this 31st day of December, 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