

Official Record

Recording requested By
LINCOLN COUNTY TREASURER & EX-OFFIC

Lincoln County - NV

Leslie Boucher - Recorder

Fee: Page 1 of 2
RPTT: Recorded By: LB
Book- 277 Page- 0183



0142821

After recording please return to:)
Name: Curt Phillips and Gerri Phillips)
Address: P.O. Box 563)
City, State, Zip: Pioche, NV 89043)
Assessor's)
Parcel Number 010-116-02)

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CORRECTIVE TREASURER'S QUIT CLAIM DEED

The Lincoln County Treasurer executes this deed to cure defects in the original recorded on March 11, 2013 as document 0142809 in Book 277 at page 0159 of the records in the office of the Recorder of Lincoln County, Nevada

THIS INDENTURE, made and entered into this 11 day of March, 2013, by and between SHAWN FREHNER, duly appointed, qualified and acting County Treasurer and Ex-Officio Tax Receiver as Trustee in Trust for the County of Lincoln, State of Nevada, GRANTOR, and Curt Phillips and Gerri Phillips, GRANTEE(S);

WHEREAS, Barbara J. Turnquist as sole Trustee under the Turnquist Family Trust, appeared to be the then owner(s) of the said property and the tax thereon was duly levied to her upon the assessment roll for the year 2006; that the taxes levied against said property were unpaid and became delinquent; that a Certificate authorizing the County Treasurer, Lincoln County, State of Nevada, to hold said property remained unredeemed for a period of two (2) years thereafter, and that the Tax Receiver, Lincoln County, State of Nevada, did thereupon execute and deliver to the County Treasurer of the said County and State, a deed to said property, the same to be held in trust for the use of the County of Lincoln, State of Nevada, and;

WHEREAS, at a regular meeting of the Lincoln County Commissioners of the County of Lincoln, State of Nevada, on the 7th day of January, 2013, the Board of County Commissioners entered its order directing SHAWN FREHNER, County Treasurer and Ex-Officio Tax Receiver as Trustee in Trust for the County of Lincoln, State of Nevada, to offer the said property for sale for a good and valuable consideration plus costs and advertising, and;

WHEREAS, the said property was sold, after due and timely notice thereof, at public sale at the Lincoln County Courthouse, on the 15 day of February, 2013;

NOW THEREFORE, in consideration of the premises and of the sum of \$600.00 and by virtue of the Statutes of the State of Nevada and pursuant to an Order of the said Board of County Commissioners, I, the undersigned County Treasurer and Ex-Officio Tax Receiver, and as Trustee In Trust aforesaid, do hereby remiss, release, and forever quitclaim, with no warranties or guarantees, unto the GRANTEE, and to their heirs, executors, administrators, and assigns forever, all of the right, title, and interest of the County of Lincoln, State of Nevada, and more particularly described as follows:

That portion of the North Half (N1/2) of Section 30, Township 3 South, Range 55 East, M.D.B.&M., more particularly described as follows:

Lot 4 in Block 5 of LINCOLN ESTATES UNIT 2 SUBDIVISION recorded April 5, 1972 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 98 as File No. 51423, Lincoln County, Nevada records.

Assessor's Parcel Number for 2012-2013: 010-116-02



TO HAVE AND TO HOLD, the said premises unto the GRANTEES, and to their heirs, executors, administrators, and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year first herein above written.

SHAWN FREHNER, Lincoln County
TREASURER AND EX-OFFICIO TAX RECEIVER
AS TRUSTEE IN TRUST

STATE OF NEVADA)
COUNTY OF LINCOLN)

On this 11th day of March, 2013, SHAWN FREHNER, County Treasurer and Ex-Officio Tax Receiver as Trustee in Trust, personally appeared before me, LISA C. LLOYD, Clerk in and for the County of Lincoln, State of Nevada, known to me to be the person and official named herein, and executed the same freely and voluntarily and as such County Treasurer and Ex-Officio Tax Receiver as Trustee in Trust and for the use and purpose herein above written.

IN WITNESS WHEREOF, I hereunto set my hand and affixed my Official Seal in the said County of Lincoln, State of Nevada, the day and year herein above written.

LISA C. LLOYD, Clerk in and for the County of Lincoln, State of Nevada



Recording requested By
LINCOLN COUNTY TREASURER & EX-OFFIC

STATE OF NEVADA
DECLARATION OF VALUE FORM

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee:
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- 1. Assessor Parcel Number(s)
 - a) 010-116-02
 - 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
 - Other _____

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Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. Total Value/Sales Price of Property \$ _____
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due \$ _____

- 4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption per NRS 375.090, Section 3
 - b. Explain Reason for Exemption: Correcting vesting name

- 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: Shawn Frehner Capacity: Lincoln County Treasurer and Ex-Officio Tax Receiver as Trustee in Trust

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
 Shawn Frehner - Lincoln County Treasurer and
 Print Name: Ex-Officio Tax Receiver as Trustee in Trust
 Address: Post Office Box 416
 City: Pioche
 State: Nevada Zip: 89043

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Curt Phillips and Gerri Phillips
 Address: PO Box 563
 City: Pioche
 State: NV Zip: 89043

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____