

Parcel #001-151-01

**COUNTY OF LINCOLN**

SHAWN FREHNER

TREASURER & EX-OFFICIO TAX RECEIVER

P. O. Box 416, PIOCHE, NV 89043

(775) 962-8000

TREASURER'S RECONVEYANCE DEED

WHEREAS, the real property hereinafter described was assessed to Jeremy Benezet, HC 74 Box 150, Pioche, NV 89043, and a tax was levied on said property for the fiscal years 2008 through 2010.

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 8, 2010, 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, Jeremy Benezet, has tendered to the County Treasurer, on March 11, 2014, the proper amount of money as is required in such cases.

NOW, THEREFORE, THIS INDENTURE made this 11th day of March 2014, 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, Jeremy Benezet, as Grantee.

WITNESSETH; that the Grantor, in consideration of ONE THOUSAND ONE HUNDRED FORTY FIVE & 86/100 DOLLARS (\$1,145.86), plus recording costs, receipt whereof is hereby acknowledged, does by these presents release and forever QUIT CLAIM unto the said Grantee, Jeremy Benezet, the following described property situated in the County of Lincoln, State of Nevada, and bounded and described as follows:

Parcel #001-151-01
Legal Description: 9.35 Acres. Plot of Ground North of Panaca Claims, Pioche Town

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

A parcel of land situate within the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 22, Township 1 North, Range 67 East, M.D.B.&M., situate in the Town of Pioche, County of Lincoln, State of Nevada, bearing Assessor's parcel number 01-151-01, and more particularly described as follows:

Commencing on the Northern sideline of the Panacker (erroneously known as the Panaca) patented claim, Lot 39, a point along the Northern side of said Panacker (erroneously known as the Panaca) claim, 455 feet Westerly from the Northeast corner of said Panacker (erroneously known as the Panaca) claim running in a Westerly direction toward the Northwest corner of said Panacker (erroneously known as the Panaca) claim, and taking said point as the point of beginning;

Thence in a true Northerly direction, 650 feet;

Thence in a true Westerly direction, 600 feet;

Thence in a true Southerly direction, 800 feet (more or less) to the Northern sideline of said Panacker (erroneously known as the Panaca) claim;

Thence in an Easterly direction along the said North sideline of said Panacker (erroneously known as the Panaca) claim a distance of 655 feet (more or less) to the point of beginning as said area appears on the Official Map of the Town of Pioche.

Said plot of ground was deeded to Amalgamated by Charles Lee Horsey, District Judge as Trustee, on February 25, 1915, said Deed being recorded August 12, 1915 in Book B-1 of Real Estate Deeds, page 123 as File No. 24299, Lincoln County, Nevada records.

EXCEPTING THEREFROM those certain Surface Rights as conveyed by Deed recorded May 30, 1989 in Book 85 of Official Records, page 148 as File No. 91268, Lincoln County, Nevada records.

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 11th day of March 2014.



Shawn Frehner
Treasurer and Ex-officio Tax Receiver
In and for the County of Lincoln, State of NV



Parcel #001-151-01

STATE OF NEVADA)
COUNTY OF LINCOLN)

On this 11th day of March 2014, personally appeared before me, the undersigned authority and for the County of Lincoln, State of Nevada, SHAWN FREHNER, known to me to be the Treasurer and Ex-officio Tax Receiver in and for said county and the person described in and who executed the foregoing instrument and who duly acknowledged to me that she executed the same, as such official; freely and voluntarily and for the uses and purposes herein mentioned.



Clerk in and for the
County of Lincoln
State of Nevada

