

Parcel #001-132-02

**COUNTY OF LINCOLN**

SHAWN FREHNER

TREASURER & EX-OFFICIO TAX RECEIVER

P. O. Box 416, PIOCHE, NV 89043

(775) 962-8000



0145175

TREASURER'S RECONVEYANCE DEED

WHEREAS, the real property hereinafter described was assessed to Jeremy D Benezet Trust, HC 74 Box 150, Pioche, NV 89043, and a tax was levied on said property for the fiscal years 2009 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 7, 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, Jeremy D Benezet Trust, 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 D Benezet Trust, as Grantee.

WITNESSETH; that the Grantor, in consideration of SIX HUNDRED SIXTY ONE & 34/100 (\$661.34), plus recording costs, receipt whereof is hereby acknowledged, does by these presents release and forever QUIT CLAIM unto the said Grantee, Jeremy D Benezet Trust, the following described property situated in the County of Lincoln, State of Nevada, and bounded and described as follows:



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Legal Description: 3.97 Acres in SE1/4SE1/4 & SW1/4SE1/4 Section 22 T1N R67E, Pioche Town.

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

Beginning at an iron pin at the Southeasternly corner of Lot One in Block Twenty-two, as the same is shown on the Official Map of the Town of Pioche, Lincoln County, Nevada;

Thence South 49-3/4° East, 674 feet to an iron pin on the Westerly side of the railroad;

Thence South 59° West along the railroad, 163-1/2 feet to an iron pin on the Southerly side of the railroad;

Thence South 87° West, 160 feet to an iron pin on the Southerly side of the railroad;

Thence South 62° West, 508 feet to an iron pin;

Thence North 61-1/2° West, 127 feet to an iron pin from which the Southwest corner of Hoisting House No. 5 of the Meadow Valley Mining Company bears North 16° West, 84 feet;

Thence South 84-1/4° West, 83 feet to an iron pin;

Thence South 51-1/4° West, 172 feet to an iron pin;

Thence South 71° West, 214 feet to an iron pin;

Thence South 83-1/4° West, 212 feet to an iron pin from which the Southwest corner of Hoisting House No. 3 of the Meadow Valley Mining Company bears North 1° West, 96 feet;

Thence South 77° West, 176 feet to an iron pin;

Thence North 13° West, 70-1/2 feet to an iron pin;

Thence North 55° West, 280 feet to an iron pin;

Thence North 34-1/4° East, 352 feet to an iron pin twenty-five feet South of the railroad;

Thence North 87-3/4° East, 809 feet to an iron pin, twenty feet South of a wagon road;

Thence North 68-3/4° East, 409 feet to an iron pin;

Thence North 2-1/2° East, 256 feet to an iron pin, the place of beginning, the same is described and designated upon the plat of said Town

EXCEPTING THEREFROM that portion of land conveyed by Deed recorded December 10, 2007 in Book 238 of Official Records, page 54 as File No 130662, 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



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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.

Marie Bleak

Clerk in and for the
County of Lincoln
State of Nevada