

APN: 002-131-05



CORRECTED TAX DEED

The Lincoln County Treasurer executes this deed to cure defects in the original recorded on June 04, 2013 as document 0143246 in Book 279 at page 0126 of the records in the office of the Recorder of Lincoln County, Nevada

THIS INDENTURE, made this 18th day of March, 2014, by and between SHAWN FREHNER, County Treasurer and Ex-officio Tax Receiver of Lincoln County, Nevada, as Grantor,

AND

SHAWN FREHNER, 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, and any officers having fees due them, as Grantee,

WITNESSETH:

THAT WHEREAS, the said SHAWN FREHNER, is the duly appointed, qualified and acting Treasurer and Ex-officio Tax Receiver of Lincoln County, Nevada, and as such, is custodian of the records of said Treasurer's Office, and

WHEREAS, on the 8th day of July 2010, the County Assessor of said Lincoln County delivered to Kathy C. Hiatt, County Treasurer and Ex-officio Tax Receiver of Lincoln County, the official Assessment Roll of the said County of Lincoln for the fiscal year 2010-2011 with her certificate attached thereto, upon receipt of which notice was duly given by Kathy C. Hiatt, Ex-officio Tax Receiver, in full compliance with the Revised Statutes of Nevada 361.480, which would be delinquent after the first Monday in March, 2011, the said Kathy C. Hiatt, on June 7, 2011, as Ex-officio Tax Receiver entered upon the assessment roll a statement that she had made a levy upon all property therein assessed upon which the taxes for the Fiscal Year 2010-2011 had not been paid and thereon prepared a delinquent list in which it was specified that the taxes against the person(s) as owners of the following described property (all parcel numbers and owners are those shown on the 2012-2013 Tax Roll):



| Year | Assessed Owner | Roll # | Taxes | Amounts Owed Penalty/Intrst | Total |
|-------|--|--------|-------------------|--------------------------------|-------------------|
| | Parcel # 002-131-05 | | | | |
| 10/11 | Knight, Betty J. as Trustee of the May 22, 1996 B & V Knight Family Trust as Amended on July 10, 1996 | 002419 | \$355.57 | \$121.52 | \$477.09 |
| 11/12 | Same as above | 002323 | \$363.22 | \$82.30 | \$445.52 |
| 12/13 | Same as above | 002393 | \$373.15 | \$62.62 | \$435.77 |
| | | | <u>\$1,091.94</u> | <u>\$266.44</u> | <u>\$1,358.38</u> |

Legal Description: The North 1/2 of Lot 3 in Block 45 in the Town of Panaca, County of Lincoln, State of Nevada as shown on the Official Map thereof recorded in the Book of Plats, page 34, Lincoln County, Nevada records, previously described as: 1/2 of Lot 3 in Block 45 in the Town of Panaca, County of Lincoln, State of Nevada, commencing on the Northwest corner of Lot 3 thence running East 264 feet thence running South 132 feet thence running West 264 feet thence running North 132 feet to the place of beginning.

and on the first Monday in June, 2011 did file said delinquent list, supported by her oath, as such Ex-officio Tax Receiver, in the office of the County Auditor.

That immediately after the first Monday in March, 2011, Kathy C. Hiatt, as Ex-officio Tax Receiver, gave notice by publication in the manner and form prescribed by Nevada Revised Statutes 361.565, stating in said notice, the name of the owner, the description of the property, the amount of the taxes due on the property, the penalties, and costs, not paid by the said owner, or taxpayer or his or her successor in interest, the said Tax Receiver would, on the first Monday in June, 2011, at 5:00 o'clock in the afternoon of said day, issue to the County Treasurer, as Trustee for the State of Nevada and the County of Lincoln, a certificate authorizing her to hold said property, subject to redemption within two (2) years after date thereof, by payment of said taxes and accruing taxes, penalties, and costs, together with interest at the rate of ten per cent (10%) per annum, from date due until paid, as provided by law, and that such redemption may be made in accordance with the provisions of the Civil Act of this State in regard to real property sold under execution.

And at the time of first publication of said notice, SHAWN FREHNER as Ex-Officio Tax Receiver, sent a copy of the same by first class mail to:

Betty J. Knight, as Trustee
of the May 22, 1996
B & V Knight Family Trust as Amended on July 10, 1996
c/o Ross Knight
PO Box 916
Panaca, NV 89042



being the owners of the persons listed as the taxpayers on said property, and such being the last known address of such owner, or taxpayer, and in addition in the manner prescribed by law, SHAWN FREHNER, as Ex-officio Tax Receiver sent a second copy of said notice, no less than sixty (60) days before the expiration of the period of redemption, as stated in said notice.

AND WHEREAS, payments of said taxes, penalties, and costs not having been made before the first Monday in June, 2011 said Kathy C. Hiatt, as Ex-officio Tax Receiver, did on said date, pursuant to said notice, and at the time so noticed, make out a Certificate authorizing Kathy C. Hiatt, County Treasurer, or her successor, as Trustee for the State and County, to hold the property described therein for the period of two (2) years after the date thereof, unless sooner redeemed.

AND WHEREAS, the time for redemption allowed by law has expired, and no redemption of said property has been made within said time, or at any time prior to date of this "INDENTURE."

NOW, THEREFORE THIS INDENTURE WITNESSETH:

That the said Shawn Frehner, Ex-officio Tax Receiver and Grantor, as aforesaid by virtue of the premises and strict compliance with all statutes in such cases made and provided, and for the consideration therein stated does hereby grant, bargain, sell and convey and confirm to the said Shawn Frehner, County Treasurer of Lincoln County, as Grantee, as aforesaid, and to her successors forever, in trust, for the use and benefit of the State of Nevada, and the County of Lincoln, and any officers having fees due them in connection herewith, all property and improvements hereinafter described.

TOGETHER, with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD ALL and singular the herein before described premises, together with the appurtenances, unto the said Grantee, and to her successor in office forever.

IN WITNESS WHEREOF, the said Shawn Frehner, County Treasurer and ex-officio Tax Receiver of the County of Lincoln, State of Nevada, Grantor, has hereunto set her hand this day and year first above written.

Shawn Frehner, Treasurer &
Ex-officio Tax Receiver in and
for the County of Lincoln,
State of Nevada



STATE OF NEVADA)
 ss.
COUNTY OF LINCOLN)

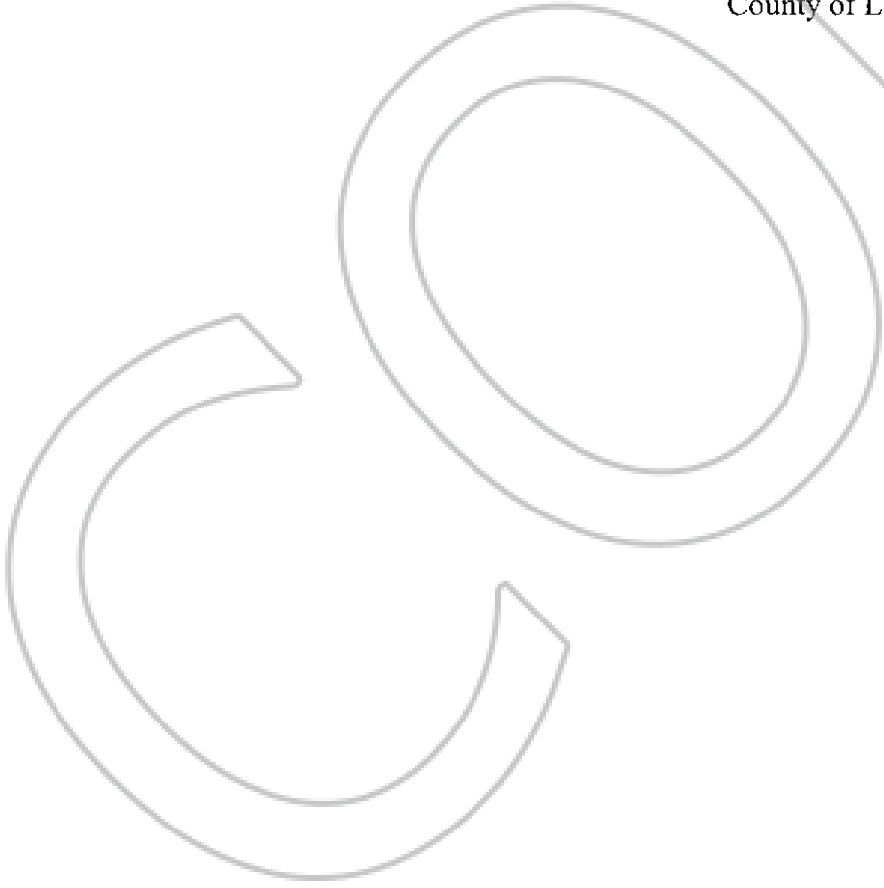
On this 18th day of March, 2014, before me, Lisa Lloyd, the duly elected, qualified, and acting County Clerk and Ex-officio Clerk of the Seventh Judicial District Court of the State of Nevada, in and for the County of Lincoln, personally appeared Shawn Frehner, known to me to be the person described in and who executed the foregoing instrument, who duly acknowledged to me that she executed the same freely and voluntarily for the purpose therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said office at Pioche, Lincoln County, Nevada, the day in this certificate first above written.



Lisa Lloyd

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



STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
LINCOLN COUNTY TREASURER

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee:
Recorded By: LB RPTT:
Book- 286 Page- 0134

- 1. Assessor Parcel Number(s)
a) 002-131-05
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
i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY
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 owner

- 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 Tax Receiver

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Betty J. Knight trustee
Address: Po Box 916
City: Panaca
State: NV Zip: 89042

Print Name: Shawn Frehner
Address: Po Box 416
City: Pioche
State: NV Zip: 89043

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____