

Parcel #003-098-07

**COUNTY OF LINCOLN**

SHAWN FREHNER

TREASURER & EX-OFFICIO TAX RECEIVER

P. O. Box 416, PIOCHE, NV 89043

(775) 962-8000



0145254

TREASURER'S RECONVEYANCE DEED

WHEREAS, the real property hereinafter described was assessed to Paul Steed & Tina L. Osborn, P. O. Box 519, Caliente, NV 89008, and a tax was levied on said property for the fiscal years 2011 through 2013.

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 4, 2013, from Shawn Frehner, County Treasurer and Ex-Officio Tax Receiver of Lincoln County, Nevada, to Shawn Frehner, 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, Paul Steed & Tina L. Osborn, has tendered to the County Treasurer, on March 21, 2014, the proper amount of money as is required in such cases.

NOW, THEREFORE, THIS INDENTURE made this 21st 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, Paul Steed & Tina L. Osborn, as Grantee.

WITNESSETH; that the Grantor, in consideration of FOUR THOUSAND TWENTY ONE & 70/100 (\$4,021.70), plus recording costs, receipt whereof is hereby acknowledged, does by these presents release and forever QUIT CLAIM unto the said Grantee, Paul Steed & Tina L. Osborn, 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: Lots Seven (7), Eight (8) and the West Half (W1/2) of Lot Nine (9), in Block Thirty Eight (38) of the Thos. E. Dixon addition to Caliente Town dated August 12, 1936 of File in the Office of the County Recorder of Lincoln County, Nevada.

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 21st day of March 2014.

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

STATE OF NEVADA)
COUNTY OF LINCOLN)

On this 21st 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