

Official Record

Recording requested By
LINCOLN COUNTY TREASURER

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2
RPTT: \$29.25 Recorded By: AE
Book- 309 Page- 0492

The After recording please return to:)
)
Name: Raymond L. Thurston Jr.)
)
Address: 1420 San Felipe Drive)
)
City, State, Zip: Boulder City, NV 89005)
)
Assessor's)
Parcel Number 001-045-08 (001-048-01))
)
)



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TREASURER'S QUIT CLAIM DEED

THIS INDENTURE, made and entered into this 28th day of February, 2017, 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 Raymond L. Thurston Sr., Raymond L. Thurston Jr., and Lois M. Walker, all as tenants in common, GRANTEE(S);

WHEREAS, Combined Metals Reduction Company, appeared to be the then owner(s) of the said property and the tax thereon was duly levied to them upon the assessment roll for the year 1985; 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 recorded May 14, 1985 in Book 65 of Official Records, page 329 as File No. 82527, the same to be held in trust for the use of the County of Lincoln, State of Nevada. Furthermore, a Corrected Tax Deed to said property was recorded December 17, 2015 in Book 300 of Official Records, page 200 as File No. 148680, and;

WHEREAS, the property commonly known as the Floral Millsite was assessed to Combined Metals/Pioche Floral Millsite Trust under APN 001-048-01 and was acquired by the Deed of Trust recorded April 5, 2016 in Book 302 of Official Records, page 33 as File No 149109, Lincoln County, Nevada records.

WHEREAS, said owner of the Floral Millsite property shared rights and privileges to the property with numerous other owners, which held surface rights to various parcels within the same Floral Millsite. GRANTEE was one of those surface-right holders. Therefore, GRANTOR caused a Survey to be completed and recorded January 6, 2017 in Book D of Plats, page 220 as File No. 150818, Lincoln County, Nevada records.

WHEREAS, at a regular meeting of the Lincoln County Commissioners of the County of Lincoln, State of Nevada, on the 6th day of February, 2017, the Board of County Commissioners accepted the reports presented by the Treasurer and Assessor and entered its Order for Division and Proration of Delinquent Taxes, pursuant to NRS 361.790 directing SHAWN FREHNER, County Treasurer and Ex-Officio Tax Receiver as Trustee in Trust for the County of Lincoln, State of Nevada, to deliver a deed conveying the property to all persons whom have tendered their prorated share of the tax on the Floral Millsite.

NOW THEREFORE, pursuant to the aforementioned survey, the following portion of the Floral Millsite property, which shares rights and privileges with APN 001-045-08, shall be conveyed and thereby merged with APN 001-048-01 to create a fee simple absolute estate and is described as follows:

Parcel ID # L of the Floral Spring Millsite Record of Survey recorded January 6, 2017 in the Office of the County Recorder of Lincoln County, Nevada in Book D of Plats, page 220 as File No. 150818, Lincoln County, Nevada records, containing 9,660 square feet of APN 001-048-01.



NOW THEREFORE, in consideration of the sum of \$718.52 and by virtue of the Statues 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 **Raymond L. Thurston Sr., Raymond L. Thurston Jr., and Lois M. Walker, all as tenants in common**, GRANTEE(S), 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:

**All of Lots Four (4) and Five (5) in Block Fifty (50) in the Town of Pioche, Lincoln County, Nevada.
APN 001-045-08**

NOW THEREFORE, said parcel is hereby conveyed and made a part of the final parcel and shall be considered one parcel of land.

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 28th day of February, 2017, 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

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STATE OF NEVADA
DECLARATION OF VALUE FORM

- Assessor Parcel Number(s)
 - 001-045-08
 -
 -
 -

- Type of Property:

a) <input type="checkbox"/>	Vacant Land	b) <input type="checkbox"/>	Single Fam. Res.
c) <input type="checkbox"/>	Condo/Twnhse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg	f) <input type="checkbox"/>	Comm'/Ind'l
g) <input type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
<input checked="" type="checkbox"/>	Other <u>Transferring the land only home</u>		

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: Value based off
 Notes: of square footage a

- Total Value/Sales Price of Property already done \$ 7438.20
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ 29.25

4. If Exemption Claimed:

- Transfer Tax Exemption per NRS 375.090, Section _____
- Explain Reason for Exemption: _____

- 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

BUYER (GRANTEE) 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

(REQUIRED)
 Print Name: Raymond L. Thurston Sr.
 Address: 1420 San Felipe Dr.
 City: Boulder City
 State: NV Zip: 89005

Raymond C. Thurston Jr.
Lois M. Walker

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

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