

Official Record

Recording requested By
LINCOLN COUNTY TREASURER

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2
RPTT: \$79.95 Recorded By: AE
Book- 309 Page- 0498



The After recording please return to:)
)
Name: Dylan V. and CaraLee A. Frehner)
)
Address: PO Box 195)
)
City, State, Zip: Panaca, NV 89042)
)
Assessor's)
Parcel Number 001-181-01 (001-048-01))
)
)

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TREASURER'S QUIT CLAIM DEED

THIS INDENTURE, made and entered into this 10th day of March, 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, Dylan V. Frehner and CaraLee A. Frehner, husband and wife as joint tenants with right of survivorship, 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 001-181-01, 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 # A 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 26,066 square feet of APN 001-048-01.



NOW THEREFORE, in consideration of the sum of \$1,938.82 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 and **Dylan V. Frehner and CaraLee A. Frehner**, 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:

A parcel of land situate within the Northeast Quarter (NE ¼) of Section 22, Township 1 North, Range 67 East, Mount Diablo Meridian.

Beginning at the Northeast Corner of this parcel from which the Northeast Corner of said Section 22 bears North 01°43'29" East a distance of 932.00 feet; thence South 01°43'29" West following said Section Line a distance of 162.46 feet; thence North 64°33'16" West a distance of 185.11 feet to the Northwest Corner of the Public Cemetery, thence South 28°39'50" West a distance of 487.82 feet; thence North 06°42'05" East a distance of 137.61 feet; thence North 67°47'28" West a distance of 140.24 feet; thence North 14°39'56" East a distance of 481.71 feet; thence South 70°00' East a distance of 423.39 feet to the Northeast Corner which is the Point of Beginning.

APN 001-181-01

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 10th day of March, 2017, SHAWN FREHNER, County Treasurer and Ex-Officio Tax Receiver as Trustee in Trust, personally appeared before me, SHANNON MILLER, Deputy 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.

SHANNON MILLER, Deputy Clerk in and for the County of Lincoln, State of Nevada

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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a) 001-181-01
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
 Other _____

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

3. Total Value/Sales Price of Property \$ 20,070.82
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ 79.95

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

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 Lincoln County Treasurer and Ex-Officio Tax Receiver as Trustee in Trust
Signature _____ Capacity _____

SELLER (GRANTOR) 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

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Dylan V Frehner and Caralee Frehner
Address: PO Box 195
City: Panaca
State: NV Zip: 89042

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____