

Parcel #002-142-04



COUNTY OF LINCOLN
SHAWN FREHNER
TREASURER & EX-OFFICIO TAX RECEIVER
 P. O. Box 416, PIOCHE, NV 89043
 (775) 962-8074



TREASURER'S RECONVEYANCE DEED

WHEREAS, the real property hereinafter described was assessed to **Dean Mosser and Dylan Frehner Et Al**, and a tax was levied on said property for the fiscal years 2014 through 2016.

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, 2016, 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, or not later than 5 p.m. on the third business day before the day of the sale by a county treasurer, as specified in the notice required by NRS 361.595, of any property held in trust by him or her by virtue of any deed made pursuant to the provisions of this chapter, any person specified in subsection 4 is entitled to have the property reconveyed upon the receipt of the county treasurer of payment by or on behalf of that person of an amount equal to the taxes accrued, together with any costs, penalties and interest legally chargeable against the property. A reconveyance may not be made after expiration of the 90-day period specified in NRS 361.603", and

WHEREAS, to **Dean Mosser and Dylan Frehner Et Al**, has tendered to the County Treasurer, on **March 29, 2017**, the proper amount of money as is required in such cases.

NOW, THEREFORE, THIS INDENTURE made this **29th day of March 2017**, 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, to **Dean Mosser and Dylan Frehner Et Al**, as Grantee.

WITNESSETH; that the Grantor, in consideration of **THREE THOUSAND FOUR HUNDRED NINETY ONE DOLLARS & 31/100 (\$3,491.31)**, plus recording costs, receipt whereof is hereby acknowledged, does by these presents release and forever QUIT CLAIM unto the said Grantee, to **Dean Mosser and Dylan Frehner Et Al**, 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: A portion of Lots One (1) and Two (2) in Block Six (6) in the Town of Panaca, as shown by map thereof on file in Book of Plats, page 34, in the Office of the County Recorder of Lincoln County, Nevada, described as follows, to-wit: Beginning at a point on the South street line 100 feet West of the Northeast corner of said Lot 2: Thence continuing West along said street line a distance of 175 feet; Thence at right angles South a distance of 125 feet; Thence at right angles East a distance of 175 feet; Thence at right angles North a distance of 125 feet to the place of beginning.

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 29th day of March 2017.

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 29th day of March 2017, 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