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Parcel #003-172-15



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 **Albert J Smith and Andra Farmer**, and a tax was levied on said property for the fiscal years 2015 through 2017.

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, 2017, 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 **Albert J Smith and Andra Farmer**, has tendered to the County Treasurer, on **August 10, 2017**, the proper amount of money as is required in such cases.

NOW, THEREFORE, THIS INDENTURE made this **10th day of August 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 **Albert J Smith and Andra Farmer** as Grantee.

WITNESSETH; that the Grantor, in consideration of **ONE THOUSAND THREE HUNDRED TWENTY FOUR DOLLARS & 92/100 (\$1,324.92)**, plus recording costs, receipt whereof is hereby acknowledged, does by these presents release and forever QUIT CLAIM unto the said Grantee, to **Albert J Smith and Andra Farmer**, the following described property situated in the County of Lincoln, State of Nevada, and bounded and described as follows:

Legal Description: That portion of the West half of the Southwest quarter section 8, Township for South, range 67E., MDB&M, described as follows: Commencing at the point of intersection of the westerly line of said section 8, with the Southeasterly line of that certain parcel of land conveyed to Los Angeles and Salt Lake railroad company by deed recorded in book "C-1" page



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316, of real estate deed records of said County, said point being North 0° 07' foot East 1034.0 feet, more or less, from the Southwest corner of said section 8; thence along said South corner of that certain easement conveyed to the board of County Commissioners of the County of Lincoln, recorded in book "D-1", page 189 of real estate deed records of said County; thence along the westerly line of said easement parcel, North 0°07' East 22.93 feet to the true point of beginning; thence leaving said westerly line, South 59° 57' West 50 feet, thence North 30° 03' West 100.00 feet, thence North 59° 57' East 108.12 feet to said Westerly line of said easement parcel; thence along said westerly line South 0° 07' West 115.67 feet to the True Point of Beginning. Accepting from the above described parcels all mineral rights of every kind and character, reserved by Los Angeles and Salt Lake Railroad company. By deeds recorded, in book J-1, page 113, and December 31, 1962, in book M-1, page 82, Real Estate Deed Records, 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 **10th day of August 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 **10th day of August 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