

Parcel #003-174-26



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 **Andra Farmer Trustee**, 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 **Andra Farmer Trustee**, 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 **Andra Farmer Trustee** as Grantee.

WITNESSETH; that the Grantor, in consideration of **ONE THOUSAND THREE HUNDRED SEVENTY NINE DOLLARS & 64/100 (\$1,379.64)**, plus recording costs, receipt whereof is hereby acknowledged, does by these presents release and forever QUIT CLAIM unto the said Grantee, to **Andra Farmer Trustee**, 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: The westerly 1/2 of Lot numbered 8 and all of lot numbered 9 in block numbered 3 of the Modern Township Subdivision in the City of Caliente, County of Lincoln, State of Nevada, together with a parcel of land adjoining the South boundary of said Lots and located in the Northwest Quarter of the Southwest Quarter of Section 8, Township 4 South, Range 67 E., MDB&M, specifically described as follows: Beginning at a point common to the Southwest corner of lot numbered 9, thence along a line which is a projection of the Westerly boundary of said Lot 9 a distance of 140 feet to the true point of beginning; thence 140 in a North-Northwesterly direction along said projection of the Westerly boundary line of said Lot 9 to the Southwest corner of said lot 9 and 8, distance of 60 feet to a point of the Southerly boundary of Lot 8; thence turning a 90° angle into a South southeasterly direction and parallel to the projection of the Westerly boundary of lot 9 aforementioned to appoint 95 feet from the Southerly boundary of Lot 8; thence in a South-southwesterly direction in a straight line to the true point of beginning. Subject to: Restrictions, conditions, reservations, patents, rights of way and easements of record now of record if any.

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