

Parcel #005-221-07



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



OFFICIAL RECORD
LESLIE BOUCHER, RECORDER

TREASURER'S RECONVEYANCE DEED

WHEREAS, the real property hereinafter described was assessed to **JZA Ranch, LLC**, 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 5, 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 **JZA Ranch, LLC**, has tendered to the County Treasurer, on **March 20, 2018**, the proper amount of money as is required in such cases.

NOW, THEREFORE, THIS INDENTURE made this **20th day of March 2018**, 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 **JZA Ranch, LLC** as Grantee.

WITNESSETH; that the Grantor, in consideration of **SIX HUNDRED SIXTY ONE DOLLARS & 24/100 (\$661.24)**, plus recording costs, receipt whereof is hereby acknowledged, does by these presents release and forever QUIT CLAIM unto the said Grantee, to **JZA Ranch, LLC**, 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 Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) of the Southwest quarter (SW1/4) of Section 26, Township 5 North, Range 67 East, MDM, according to the official Plat of said land on file in the office of the Bureau of Land Management, Lincoln County, Nevada. Said land also know as Parcel One (1) of that certain parcel map recorded July 20, 1981 in Book "1A" of Plats, Page 178 in the Office of the County Recorder of Lincoln County, Nevada. And also known as parcel 1 of that certain parcel map recorded August 8, 1983 in Book A of Plats, Page 208 in the office of the County Recorder of 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 20th day of March 2018.



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 20th day of March 2018, 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