

Parcel #001-057-09



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



OFFICIAL RECORD
AMY ELMER, RECORDER

TREASURER'S RECONVEYANCE DEED

WHEREAS, the real property hereinafter described was assessed to **Ferrell, James and Master, Shirley**, and a tax was levied on said property for the fiscal years 2016 through 2018.

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, 2018, 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 **Ferrell, James and Master, Shirley**, has tendered to the County Treasurer, on **March 5, 2019**, the proper amount of money as is required in such cases.

NOW, THEREFORE, THIS INDENTURE made this **5th day of March 2019**, 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 **Ferrell, James and Master, Shirley** as Grantee.

WITNESSETH; that the Grantor, in consideration of **TWO THOUSAND SEVEN HUNDRED THIRTY SIX & 38/100 DOLLARS (\$2,736.38)**, plus recording costs, receipt whereof is hereby acknowledged, does by these presents release and forever **QUIT CLAIM** unto the said Grantee, to **Ferrell, James and Master, Shirley**, 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: All of Lots 36 and 36A in Block 37 and that portion of Lots 34 and 35 described as being the part that is immediately adjoining and adjacent to Lot 36 and the Southerly Half of Lot 37, in Block 37 as conveyed by a Deed recorded July 18, 1949 in Book H-1 of Real Estate Deeds page 361 as File No. 24951, Lincoln County, Nevada records in the town of Pioche, Lincoln County, Nevada as said lot and block are platted and described on the Official Plat of said Town of Pioche, now on file and of record in the Office of the County Recorder of said Lincoln County, Nevada and to which plat and the records thereof reference is hereby made for further particular description.

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 **5th day of March 2019**.



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 **5th day of March 2019**, 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.



Lisa Ford
Clerk in and for the
County of Lincoln
State of Nevada