

Parcel #002-142-04



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 **Dean Mosser & Dylan Frehner**, and a tax was levied on said property for the fiscal years 2018 through 2020.

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 1, 2020, 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 & Dylan Frehner**, has tendered to the County Treasurer, on **February 2, 2021**, the proper amount of money as is required in such cases.


NOW, THEREFORE, THIS INDENTURE made this **2nd day of February 2021**, 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 & Dylan Frehner** as Grantee.

WITNESSETH; that the Grantor, in consideration of **THREE THOUSAND FIVE HUNDRED SEVENTY EIGHT & 39/100 DOLLARS (\$3,578.39**, plus recording costs, receipt whereof is hereby acknowledged, does by these presents release and forever QUIT CLAIM unto the said Grantee, to **Dean Mosser & Dylan Frehner**, 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 1 and 2 in Block 6 of the Town of Panaca, as shown on the Official Map thereof recorded March 6, 1922 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 34, Lincoln County, Nevada records, more particularly described as follows: 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. The above legal description is a metes and bounds description and was obtained from a Quitclaim Deed, recorded February 19, 2013 in Book 277 Official Records, page 43 as File No. 142764, Lincoln County, Nevada records.

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 **2nd day of February 2021**.



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 **2nd day of February 2021**, 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