

After recording please return to: )  
Name: Michael Kincade Trustee of the )  
Michael Kincade Revocable Trust of )  
2014 )  
Address: 4720 Loch Lomond Drive )  
City, State, Zip: Carmichael, CA 95608 )  
Assessor's )  
Parcel Number 011-110-27 )



OFFICIAL RECORD  
AMY ELMER, RECORDER

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### TREASURER'S QUIT CLAIM DEED

THIS INDENTURE, made and entered into this 10th day of May, 2021, by and between SHAWN FREHNER, duly appointed, qualified and acting County Treasurer and Ex-Officio Tax Receiver as Trustee in Trust for the County of Lincoln, State of Nevada, GRANTOR, and Michael Kincade Trustee of the Michael Kincade Revocable Trust of 2014, GRANTEE(S);

WHEREAS, Adriana Mora Ruiz, appeared to be the then owner(s) of the said property and the tax thereon was duly levied to them upon the assessment roll for the year 2018; that the taxes levied against said property were unpaid and became delinquent; that a Certificate authorizing the County Treasurer, Lincoln County, State of Nevada, to hold said property remained unredeemed for a period of two (2) years thereafter, and that the Tax Receiver, Lincoln County, State of Nevada, did thereupon execute and deliver to the County Treasurer of the said County and State, a deed to said property, the same to be held in trust for the use of the County of Lincoln, State of Nevada, and;

WHEREAS, at a regular meeting of the Lincoln County Commissioners of the County of Lincoln, State of Nevada, on the 16th day of November, 2020, the Board of County Commissioners entered its order directing SHAWN FREHNER, County Treasurer and Ex-Officio Tax Receiver as Trustee in Trust for the County of Lincoln, State of Nevada, to offer the said property for sale for a good and valuable consideration plus costs and advertising, and;

WHEREAS, the said property was sold, after due and timely notice thereof, at public sale at the Lincoln County Courthouse, on the 16th day of April, 2021;

NOW THEREFORE, in consideration of the premises and of the sum of \$13,200.00 and by virtue of the Statues of the State of Nevada and pursuant to an Order of the said Board of County Commissioners, I, the undersigned County Treasurer and Ex-Officio Tax Receiver, and as Trustee In Trust aforesaid, do hereby remiss, release, and forever quitclaim, with no warranties or guarantees, unto the GRANTEE, and to their heirs, executors, administrators, and assigns forever, all of the right, title, and interest of the County of Lincoln, State of Nevada, and more particularly described as follows:

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

**Legal Description: That portion of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) in Section 10, Township 5 South, Range 60 East, Lincoln County, Nevada, described as follows:**

**Parcel 1 of that certain Parcel Map recorded December 19, 2007 in the Office of the County Recorder of Lincoln County, Nevada in Book C of Plats, page 371 as File No. 130702 Lincoln County, Nevada Records.**

Assessor's Parcel Number for 2020-2021: 011-110-27

TO HAVE AND TO HOLD, the said premises unto the GRANTEES, and to their heirs, executors, administrators, and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand the day and year first herein above written.

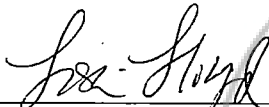


\_\_\_\_\_  
SHAWN FREHNER, Lincoln County  
TREASURER AND EX-OFFICIO TAX RECEIVER  
AS TRUSTEE IN TRUST

STATE OF NEVADA     )  
COUNTY OF LINCOLN )

On this 10th day of May, 2021, SHAWN FREHNER, County Treasurer and Ex-Officio Tax Receiver as Trustee in Trust, personally appeared before me, LISA C. LLOYD, Clerk in and for the County of Lincoln, State of Nevada, known to me to be the person and official named herein, and executed the same freely and voluntarily and as such County Treasurer and Ex-Officio Tax Receiver as Trustee in Trust and for the use and purpose herein above written.

IN WITNESS WHEREOF, I hereunto set my hand and affixed my Official Seal in the said County of Lincoln, State of Nevada, the day and year herein above written.



\_\_\_\_\_  
LISA C. LLOYD, Clerk in and for the County of Lincoln, State of Nevada

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 011-110-27  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Single Fam. Res.  
 c)  Condo/Twnhse      d)  2-4 Plex  
 e)  Apt. Bldg      f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$13,200.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$52.65

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Shawn Frehner Lincoln County Treasurer and Ex-Officio  
 Capacity Tax Receiver as Trustee in Trust  
 Signature \_\_\_\_\_ Capacity Trustee

**SELLER (GRANTOR) INFORMATION**  
 Shawn Frehner - Lincoln County Treasurer and  
 Print Name: Ex-Officio Tax Receiver as Trustee in Trust  
 Address: Post Office Box 416  
 City: Pioche  
 State: Nevada Zip: 89043

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: NICHOLAS KRAMER  
 Address: 4729 Locust Hollow  
 City: BADEN  
 State: CA Zip: 95608

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_