

Parcel #001-151-01



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 **Jeremy Benezet**, and a tax was levied on said property for the fiscal years 2020 through 2022.

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, 2022, 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 **Jeremy Benezet**, has tendered to the County Treasurer, on **November 15, 2022**, the proper amount of money as is required in such cases.

NOW, THEREFORE, THIS INDENTURE made this **15th day of November 2022**, 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 **Jeremy Benezet** as Grantee.

WITNESSETH; that the Grantor, in consideration of **FIVE HUNDRED SIXTY NINE & 72/100 DOLLARS (\$569.72)**, plus recording costs, receipt whereof is hereby acknowledged, does by these presents release and forever QUIT CLAIM unto the said Grantee, to **Jeremy Benezet**, the following described property situated in the County of Lincoln, State of Nevada, and bounded and described as follows:

Legal Description: See Attachment "A"

Parcel #001-151-01

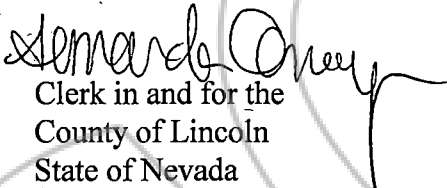
IN WITNESS WHEREOF, Shawn Frehner, County Treasurer of Lincoln County, Nevada, as trustee for the use and benefit of the State of Nevada, and the County of Lincoln, as Grantor, has hereunto set her hand this **15th day of November 2022**.



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 **15th day of November 2022**, 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.



Amanda Orney
Clerk in and for the
County of Lincoln
State of Nevada

APN: 001-151-01

LEGAL DESCRIPTION

The land referred to herein is described as follows:

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

A parcel of land situate within the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 22, Township 1 North, Range 67 East, M.D.B. & M., situate in the Town of Pioche, County of Lincoln, State of Nevada, bearing Assessor's parcel number 01-151-01, and more particularly described as follows:

Commencing on the Northern sideline of the Panacker (erroneously known as the Panaca) patented claim, Lot 39, a point along the Northern side of said Panacker (erroneously known as the Panaca) claim, 455 feet Westerly from the Northeast corner of said Panacker (erroneously known as the Panaca) claim running in a Westerly direction toward the Northwest corner of said Panacker (erroneously known as the Panaca) claim, and taking said point as the point of beginning;

Thence in a true Northerly direction, 650 feet;

Thence in a true Westerly direction, 600 feet;

Thence in a true Southerly direction, 800 feet (more or less) to the Northern sideline of said Panacker (erroneously known as the Panaca) claim;

Thence in an Easterly direction along the said North sideline of said Panacker (erroneously known as the Panaca) claim a distance of 655 feet (more or less) to the point of beginning as said area appears on the Official Map of the Town of Pioche.

Said plot of ground was deeded to Amalgamated by Charles Lee Horsey, District Judge as Trustee, on February 25, 1915, said Deed being recorded August 12, 1915 in Book B-1 of Real Estate Deeds, page 123 as File No. 24299, Lincoln County, Nevada records.

EXCEPTING THEREFROM those certain Surface Rights as conveyed by Deed recorded May 30, 1989 in Book 85 of Official Records, page 148 as File No. 91268, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2013 - 2014: 001-151-01

The above legal description is a metes and bounds description and was obtained from a Deed, recorded March 18, 2002 in Book 162 of Official Records, page 280 as File No. 117846, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.