

Parcel #001-132-02



**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 Trustee**, 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 Trustee**, 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 Trustee** as Grantee.

WITNESSETH; that the Grantor, in consideration of **TWO HUNDRED EIGHTY FIVE & 12/100 DOLLARS (\$285.12)**, plus recording costs, receipt whereof is hereby acknowledged, does by these presents release and forever QUIT CLAIM unto the said Grantee, to **Jeremy Benezet Trustee**, 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 #001-132-02**

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.



Clerk in and for the  
County of Lincoln  
State of Nevada

APN: 001-132-02  
001-141-01

Attachment "A"  
(2 pages)

### 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:

All of that certain portion of the Burke and Washington Patented Lode Mining Claim, U.S. Lot No. 41; Pioche Patented Lode Mining Claim, U.S. Lot No. 40; Panacker Patented Lode Mining Claim, U.S. Lot No. 39; King and Queen Patented Lode Mining Claims, U.S. Lot No. 53; and Bullion Patented Lode Mining Claim, U.S. Lot No. 54, situate in the Ely Mining District, Pioche, Lincoln County, Nevada, being a portion of the South Half (S1/2) of Section 22, Township 1 North, Range 67 East, M.D.B. & M., bearing Assessor's Parcel numbers 001-141-01 and 001-132-02, as deeded to Amalgamated by Nevada-Utah Mines & Smelters Corporation by Deed recorded August 4, 1911 in Book A-1 of Mining Deeds, page 324 as File No. 21638, Lincoln County, Nevada records, wherein said ground is described as follows:

Beginning at an iron pin at the Southeasterly corner of Lot One in Block Twenty-two, as the same is shown on the Official Map of the Town of Pioche, Lincoln County, Nevada;

Thence South 49-3/4° East, 674 feet to an iron pin on the Westerly side of the railroad;

Thence South 59° West along the railroad, 163-1/2 feet to an iron pin on the Southerly side of the railroad;

Thence South 87° West, 160 feet to an iron pin on the Southerly side of the railroad;

Thence South 62° West, 508 feet to an iron pin;

Thence North 61-1/2° West, 127 feet to an iron pin from which the Southwest corner of Hoisting House No. 5 of the Meadow Valley Mining Company bears North 16° West, 84 feet;

Thence South 84-1/4° West, 83 feet to an iron pin;

Thence South 51-1/4° West, 172 feet to an iron pin;

Thence South 71° West, 214 feet to an iron pin;

Thence South 83-1/4° West, 212 feet to an iron pin from which the Southwest corner of Hoisting House No. 3 of the Meadow Valley Mining Company bears North 1° West, 96 feet;

Thence South 77° West, 176 feet to an iron pin;

Thence North 13° West, 70-1/2 feet to an iron pin;

Thence North 55° West, 280 feet to an iron pin;

Thence North 34-1/4° East, 352 feet to an iron pin twenty-five feet South of the railroad;

Thence North 87-3/4° East, 809 feet to an iron pin, twenty feet South of a wagon road;

Thence North 68-3/4° East, 409 feet to an iron pin;

Thence North 2-1/2° East, 256 feet to an iron pin, the place of beginning, the same is described and designated upon the plat of said Town.

EXCEPTING THEREFROM that portion of land conveyed by Deed recorded December 10, 2007 in Book 238 of Official Records, page 54 as File No 130662, Lincoln County, Nevada records

ASSESSOR'S PARCEL NUMBER FOR 2013 - 2014: 001-141-01 and 001-132-02

The above legal description is a metes and bounds description and was obtained from a Deed, recorded March 19, 2002 in Book 162 Official Records, page 280 as File No 117846, Lincoln County, Nevada records

This additional information required by NRS 111 312 and NRS 239B 030.

